

2-4 The Parade Watford, Hertfordshire WD17 1ED

lot 39

Freehold Retail and Office Investment

- Prominent position on prime pedestrianised retail thoroughfare
- Town centre location
- Nearby occupiers include McDonald's, Santander, Superdrug, Ladbroke's and Pret a Manger
- Six Week Completion

Rent
£71,500
per annum
exclusive



Location

Miles: 5 miles north of Harrow
6 miles east of Rickmansworth
16 miles north of Central London

Roads: A4008, A41, M1

Rail: Watford High Street and Watford Junction

Air: Heathrow Airport

Situation

The property is situated in a prominent position on the southern side of The Parade, one of Watford's prime retailing thoroughfares, at its junction with High Street and Clarendon Road. Nearby occupiers include McDonald's, Santander, Superdrug, Ladbroke's and Pret A Manger.

Description

The property comprises a four storey building with retail and storage accommodation on ground and basement and self-contained office accommodation on first and second floors. The property benefits from car parking spaces to the rear of the property.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Basement	Retail	118.50 sq m (1,276 sq ft)	THE PEACE HOSPICE (1)	5 years from 10/09/2010	£50,000	09/09/2015
Ground	Retail/Storage	198.10 sq m (2,132 sq ft)				
First	Office	83.90 sq m (903 sq ft)	INTERACTION RECRUITMENT PLC (2)	5 years from 25/12/2008	£21,500	24/12/2013
Second	Office	71.10 sq m (765 sq ft)				
Totals		471.60 sq m (5,076 sq ft)			£71,500	

(1) Peace Hospice Care provides support for people living with a life limiting illness and supports their families from across South West Hertfordshire (Source: www.peacehospice.co.uk 21/02/2014)

(2) Established in 1986, Interaction is one of the UK's fastest growing independent recruitment businesses, operating through a network of over 30 locations nationwide. (Source: www.interactionrecruitment.co.uk 21/02/2014)

(3) The tenant is holding over.

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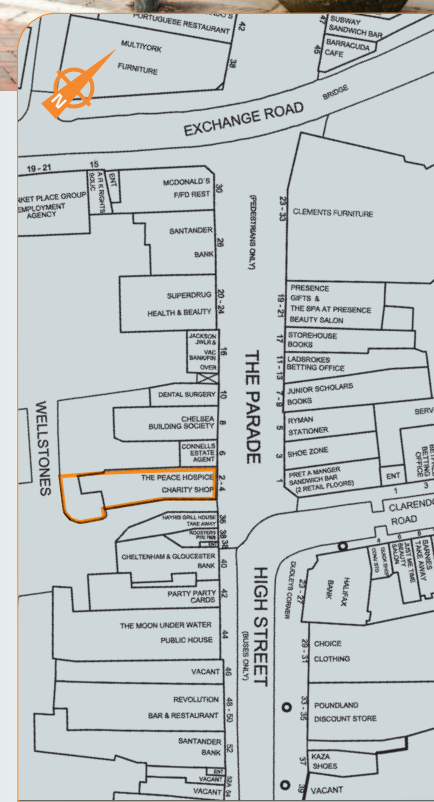
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