

Lot 13

£29,180 per annum exclusive

249 St Albans Road, Watford, Hertfordshire WD24 5SD Freehold Retail and Residential Investment



Key Details

- Densely populated commuter town
- Shop and self-contained two bedroom flat
- VAT-free investment
- Nearby occupiers include William Hill, Boots and Tesco

On behalf of  Mapeley

Location

Miles: 1 mile north of Watford town centre
18 miles north-west of Central London
8 miles south of St Albans

Roads: A41, A412, A411, M1, M25

Rail: Watford Junction Railway Station

Air: London Heathrow and Stansted Airports

Situation

Watford is a popular commuter town located some 18 miles north-west of Central London. The town has good road communications being 1.5 miles west of M1 (Junction 5), 3 miles south of the M25 (Junction 20) together with regular rail services to London (Euston). The property is located on St Albans Road (A412), in a densely populated residential area, approximately 1 mile north of Watford town centre. The property is situated on St Albans Road, close to its junction with Cecil Street. Watford Junction railway station is located 850 metres to the south. Nearby occupiers include William Hill, Tesco and Boots.

Description

The property comprises a ground floor shop with self-contained residential accommodation above.

Tenure

Freehold.

VAT

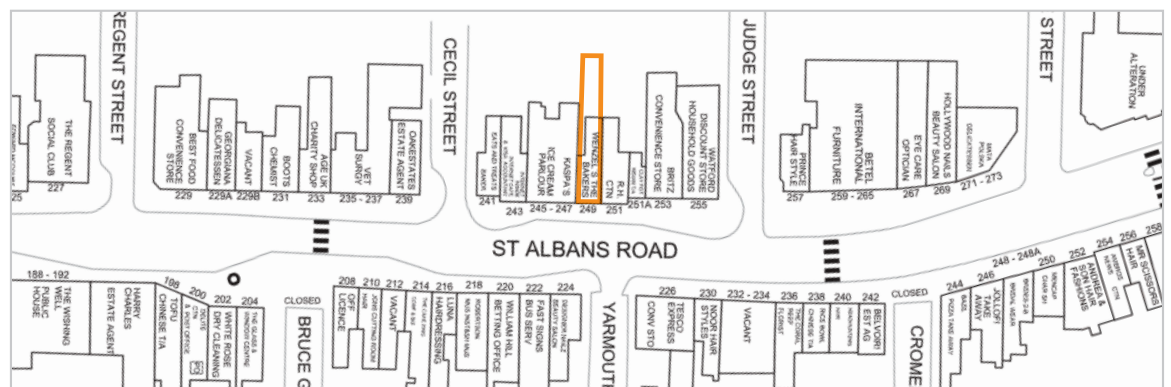
VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	100.7 sq m (1,084 sq ft)	WENZEL'S THE BAKERS LTD (1)	10 years from 01/12/2016	£20,000	2021 (2)
First	Residential	3 Rooms, Kitchen and Bathroom	INDIVIDUALS	AST for 1 year from 01/12/2017	£9,180 (annualised)	(01/12/2018)
Total Commercial		100.7 sq m (1,084 sq ft)			£29,180	

- (1) Wenzel's The Bakers trade from 50 shops (Source: www.wenzels.co.uk).
(2) Tenant's option to break in 2022 upon 6 months' prior notice.



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