

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

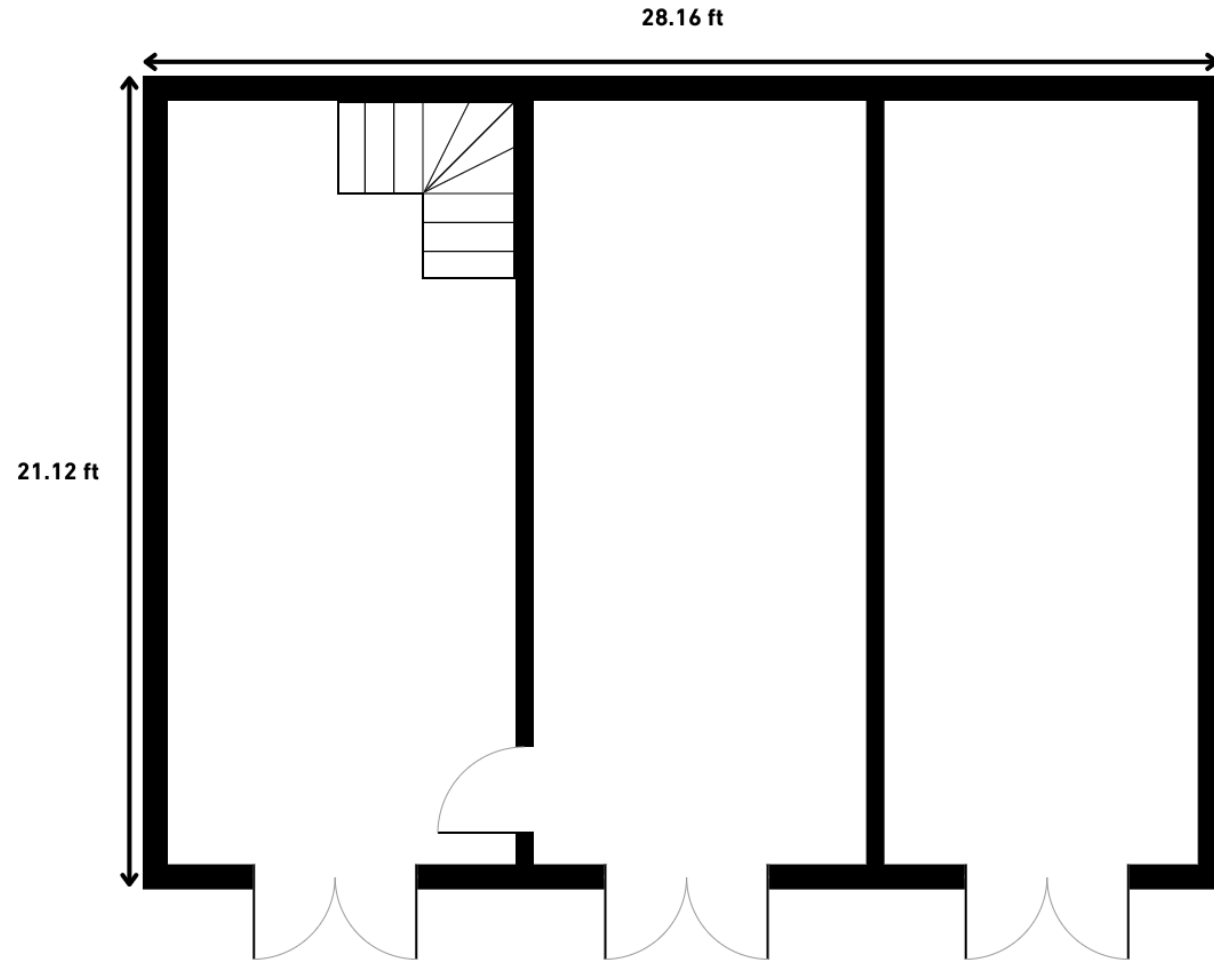
Three substantial interconnected
garages close to Watford Town Centre...

Garages to the rear of 5 Benskin Road, Watford, WD18 0HN



ACCOMMODATION

	Sq ft	Sq m
Total	594	55.2



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

AMENITIES

- ✓ Close to Watford Town Centre
- ✓ Rare freehold storage space
- ✓ Suitable for a workshop STPP
- ✓ Potential for redevelopment STPP

LOCATION

Situated 1.5 miles from Watford Town Centre, the garages are in a convenient position being walking distance to both Atria Watford and Watford General Hospital. Watford Metropolitan Station is only 0.9 miles from the location which offers fast rail connectivity into London and Watford Junction is 1.5 miles away. There is good road connectivity to Junction 5 of the M1 which is 2.9 miles from the site and Junction 19 of the M25 which is 3.1 miles away.

DESCRIPTION

A rare opportunity to acquire three substantial interconnected garages extending to approximately **594 sq ft (55.2 sq m)** on the ground floor. The accommodation is suitable for a variety of uses including storage or a small workshop for a single occupier, subject to any necessary consents.

The property also benefits from additional first-floor storage space with restricted head height, providing useful ancillary accommodation.

Given the size and configuration of the building, there may be potential for conversion to residential use, subject to obtaining the necessary planning permissions and statutory consents. Interested parties should make their own enquiries with the local planning authority.

PRICE

£150,000 for the freehold interest.

VAT

We understand that VAT is not currently payable on the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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