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FREEHOLD FORMER BANK - FOR SALE

# 12 YE CORNER WATFORD

WD19 4BG

*Freehold former bank building, prominently positioned close to Bushey Railway Station, recently used as office space but also suitable for owner occupation, residential redevelopment, or conversion to alternative uses (subject to consent).*

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BRASIER FREETH

ALL BOUNDARIES INDICATIVE ONLY

## DESCRIPTION

The property comprises an attractive freehold building, which is believed to have originally been a bank.

The accommodation within these structures is set out in the table below:

## ACCOMMODATION

	GIA SQ M	GIA SQ FT
Offices	141	1,518
	NIA SQ M	NIA SQ FT
Offices	136	1,463

All net and gross internal areas are approximate and for guidance only.

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## LOCATION

Situated within close walking distance to the east of Bushey Village & to the south-east of Watford Town Centre, the site is less than 200m from Bushey Overground Station (fast trains to London Euston in 20mins). Watford is the most significant north M25 town - with a thriving, primarily service-based economy and excellent road and rail links to Central London and the remainder of the UK.

The town is rich in amenities with a varied retail and leisure offer at the Atria Shopping Centre. Major office employers in the town include Hilton, PWC, KPMG, TK Maxx, JD Weatherspoon, ASOS, Epson, Allwyn and Smith & Nephew. The area to the north-east is designated as the Colne Valley Strategic Development Area which is intended to be a catalyst for change and aims to deliver a significant number of new dwellings before 2036.

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## SITUATION

The site is in Chalk Hill with good access via road and rail to Watford town centre and is within walking distance of local and multiple retailers including Tesco, Lidl and Aldi. The Waterfield's, Century and Bushey Arches retail parks are all within walking distance.

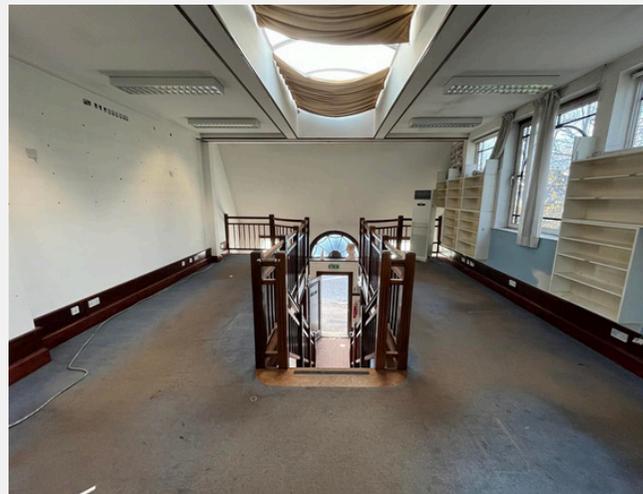
## SERVICES

All mains services are believed to be available to the site.

## TENURE

The freehold interest is offered with full vacant possession.

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## ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for the acquisition.

## VIEWINGS

The property may be inspected by prior appointment through the Vendor's sole selling agents.

## VAT

We understand that the property is unelected for VAT.

## METHOD OF SALE

The property is for sale by private treaty via informal tender on a date to be advised.

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# CONTACT

GET IN TOUCH

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