

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

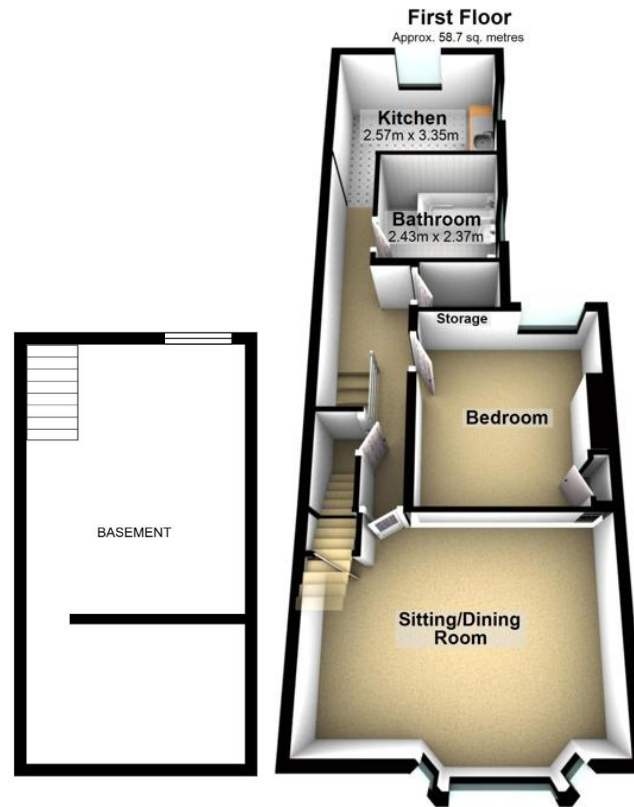
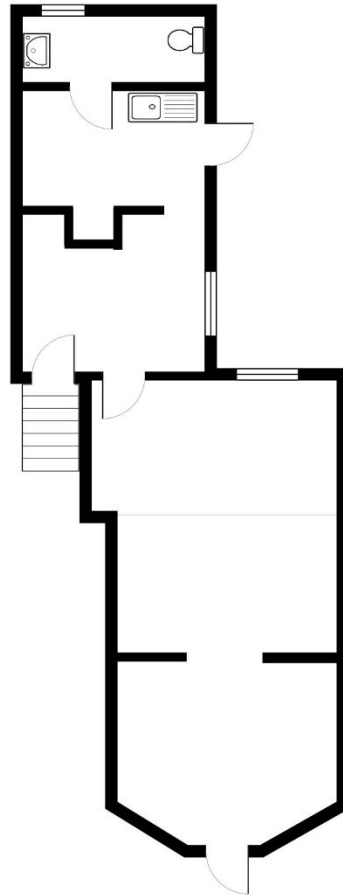
Freehold shop with flat above with
vacant possession

93 Market Street, Watford, Hertfordshire, WD18 0PT



ACCOMMODATION

	Sq ft	Sq m
Ground floor shop and basement	791	73.4
First Floor Flat	846	78.6
Total:	1,637	152



Measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

AMENITIES

- ✓ Prominent location
- ✓ Good passing trade
- ✓ Basement storage
- ✓ Vacant possession

LOCATION

The property is prominently situated on the corner of Market Street and Merton Road, a busy secondary location connecting the main High Street in the Town Centre. Atria Watford is within a few minutes' walk for popular restaurant and shopping facilities. There are large residential neighbourhoods surrounding.

DESCRIPTION

The mid-terrace property comprises of ground floor commercial with basement together with a two bedroom flat above. The ground floor is currently vacant and consists of two rooms, rear store area, a separate kitchen and W/C. The basement is currently configured as two rooms. The two bedroom flat vacant and set over first floor and attic space.

PRICE

£460,000

BUSINESS RATES

Ratable value £15,250. Rates payable should be verified with Watford Council Tel: 01923 278466.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

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