PERRY HOLT

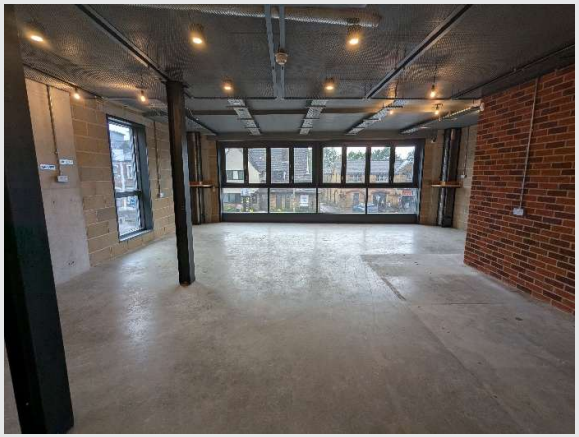
PROPERTY CONSULTANTS

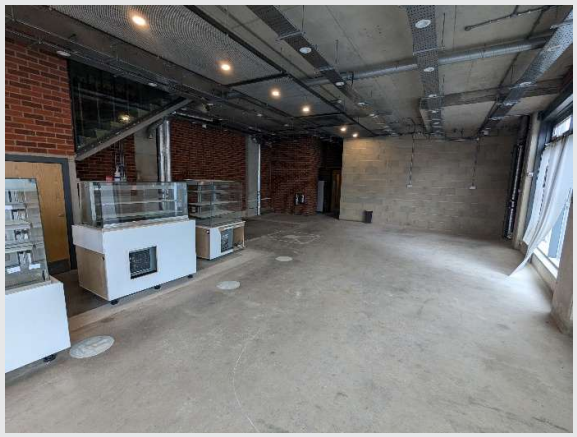
FOR SALE

Prominent Retail Unit with Vacant Possession

Units 1-2, Junction Court, 9 Station Road, Watford, Hertfordshire, WD17 1AP







ACCOMMODATION

Ground floor	1,629	151.34
First floor	1,006	93.46
Total	**2,635**	**244.8**



All measurements are approximate and for information purposes only

- Positioned opposite Watford Junction Station
- Air conditioned
- Large glazed frontage
- Set over ground and first floors

LOCATION

Positioned on the corner of Station Road and Westland Road, Junction Court faces Watford Junction Station where Clarendon Road is in very close proximity and is the main office hub in Watford leading up to Watford High Street shopping which includes the Atria shopping centre. Swift access to the M1 at Junction 5 and from there to the M25 which connects to the whole motorway system throughout the south-east of England. Regular fast trains from Watford Junction to Euston Station (London) in under 20 minutes, emphasising the strength of the position and location.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

Prominently positioned air conditioned ground and first floor premises. The ground floor currently has Class E use and the first floor has Sui Generis use for a wine bar. The premises are modern and in good order with large glass frontage. Both floors are mainly configured as open plan where the ground floor has rear W/C facilities, an office and 2 storage rooms with roller shutter loading access from Westland Road. The first floor wine bar has a self-contained ground floor entrance along with internal access.

LONG LEASEHOLD LENGTH – 125 years

GROUND RENT - TBC

PRICE

£595,000

RATES

Rateable value: £26,250. Rates payable should be verified with Watford Borough Council.

VAT

We understand that VAT is not applicable

DISCLAIMER

Please note the pictures used are from when it was in use. Fixtures and fittings may have been removed.

EPC

A 25

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