

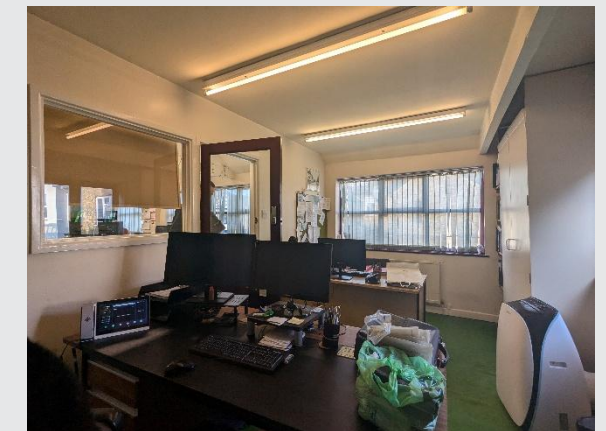
PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

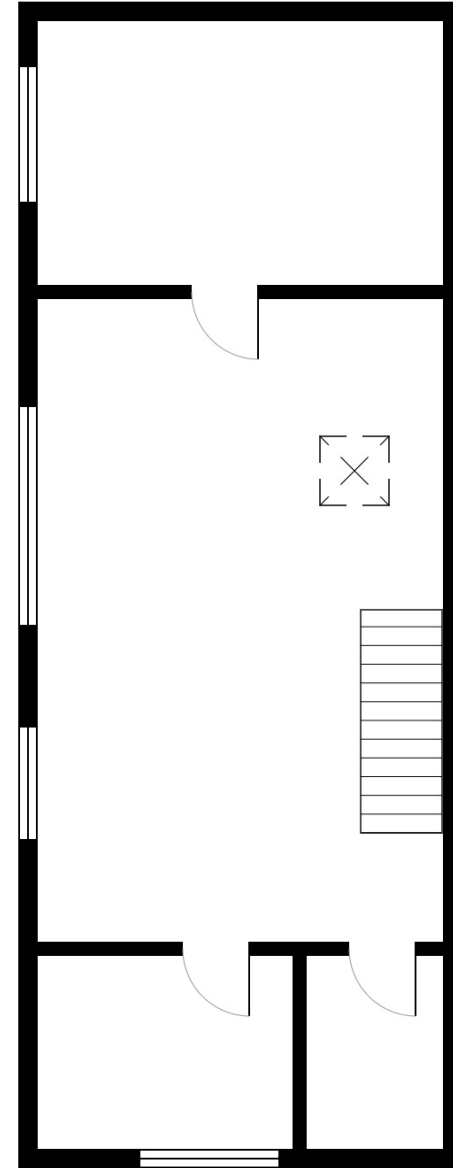
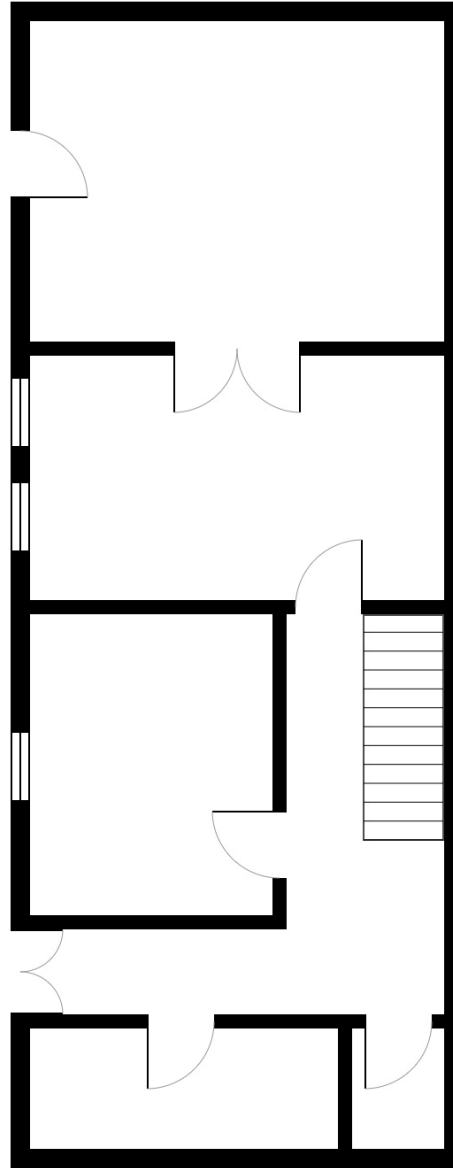
Rarely Available Town Centre
Freehold

41 Merton Road, Watford, Hertfordshire, WD18 0WJ



ACCOMMODATION

	Sq ft	Sq m
Ground Floor	529	49.1
First Floor	593	55
Total (Approx NIA)	1,122	104.1
Total (Approx GIA)	1,237	114.9



AMENITIES

- ✓ Prominent location
- ✓ Good passing trade
- ✓ Vacant possession
- ✓ W/C facilities and kitchenette
- ✓ Parking

LOCATION

The property is located on Merton Road, which connects with Exchange Road (inner ring road) in Watford Town Centre. The Harlequin Shopping Centre, is within a few minutes' walk for popular restaurant and shopping facilities.

Watford High Street Overground and National Rail Station are within easy reach for services to London Euston, St Albans and the Midlands. Watford Underground station (Metropolitan Line) is also within reach. Local bus services are readily available. The Harlequin Centre also has three car parks with direct access to the shopping centre providing over 2,000 car parking spaces

DESCRIPTION

Prominently positioned on Merton Road the property comprises of ground floor and first floor offices with ground floor W/C and kitchenette facilities with the benefit of off street parking.

PRICE

£560,000 for the freehold interest, with vacant possession.

RATES

Rateable value 25/26: £20,250. Rateable value from April 2026: £23,250

Rates payable should be verified with Watford Borough Council.

EPC

Rating – E120

VAT

We understand VAT is not payable, however we await confirmation.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PERRY HOLT

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