

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

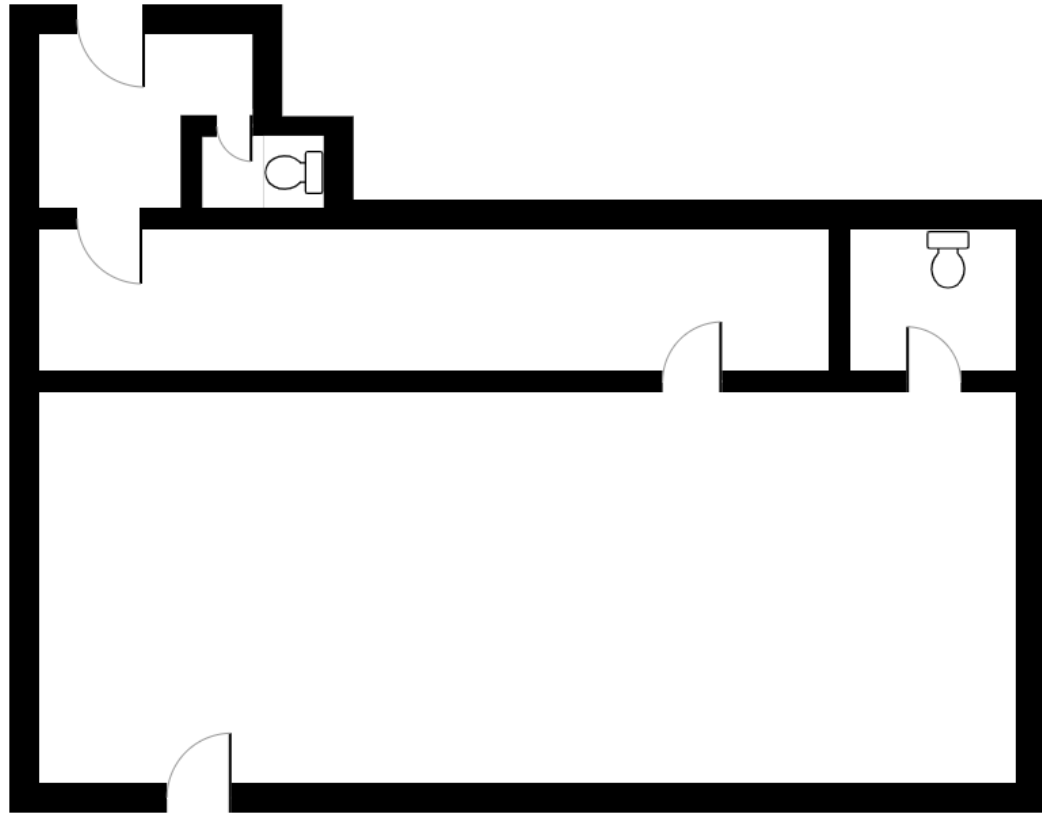
Investment opportunity let to
Entain PLC

141 Courtlands Drive, Watford, WD24 5LL



ACCOMMODATION

	Sq ft	Sq m
Total	575	53.41



AMENITIES

- ✓ Reversionary rent opportunity
- ✓ Let to Entain PLC
- ✓ High footfall location
- ✓ Close to Warner Bros Leavesden Studios

LOCATION

The building is located on a secondary parade of shops which offer a convenience store, hot food takeaway, pharmacy and other food outlets. Courtlands Drive is located in amongst a large residential area which borders Warners Bros Leavesden Studios, which result in it being a high footfall area from residents and employees. It is approximately a 5 minute drive the M25 and is a very short drive from the A41 which can lead to the M1. The closest train station is Watford Junction near Watford Town Centre which is approximately a 10 minute from this area.

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FIRST FLOOR OFFICES 165 -167 HIGH STREET
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DESCRIPTION

A retail unit currently occupied by Coral Bookmakers (Entain Group). The unit offers an open plan retail space, disabled W/C, kitchenette and staff W/C. There is also rear access which leads to a small enclosed area with parking for staff. The lease with Entain has expired and they are currently holding over, paying a rent of £12,000 per annum exclusive. This is below market value and from conversations with our client we understand Entain wish to renew the lease, subject to agreeing terms. The freehold to the building includes a self-contained flat above the retail unit, which is currently occupied under a long lease. No ground rent is charged.

PRICE

£220,000 for the freehold interest.

RATES

Rateable value 25/26: £14,750. Rateable value from April 2026: £15,750

Rates payable should be verified with Watford Borough Council.

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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