

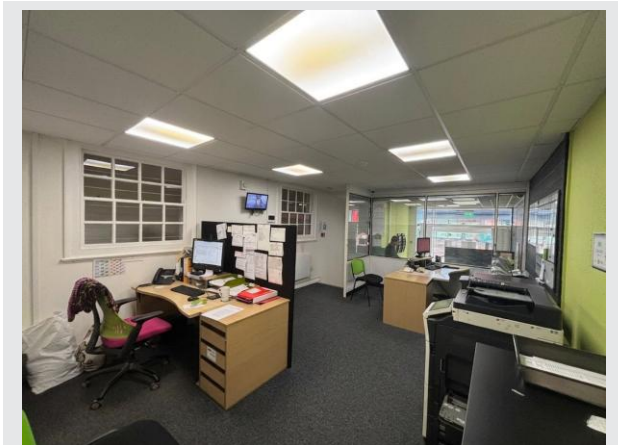
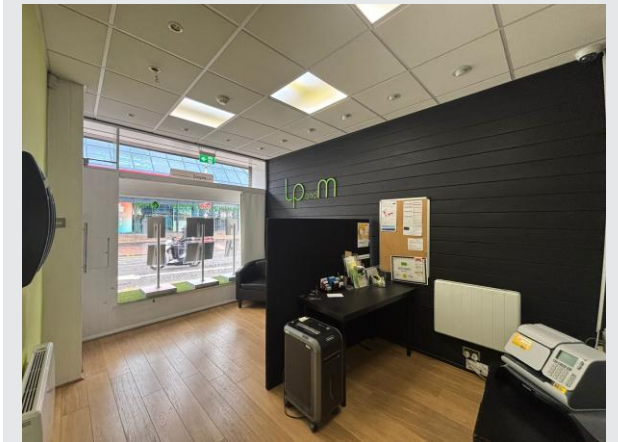
PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Versatile retail space with upper parts. Potential for redevelopment
STPP

168 High Street, Watford, WD17 2EG

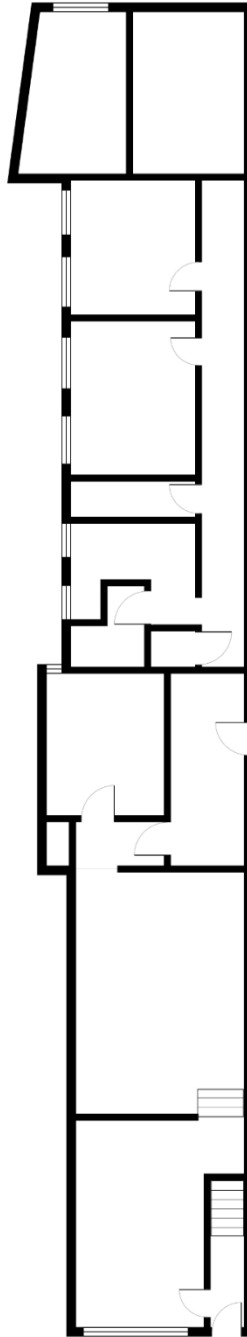




ACCOMODATION

	Sqft NIA	Sqm NIA
Basement	185	17.1
Ground Floor	996.7	92.5
First Floor	477	44.3
Second Floor	383	35.5
Total	2,041.7	189.4

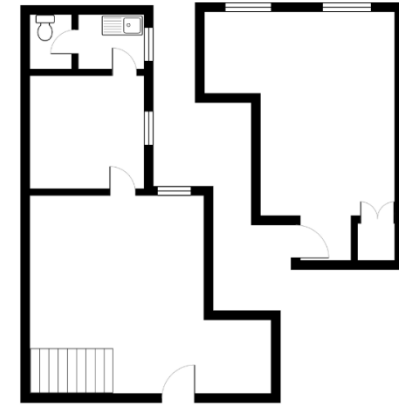
Ground Floor



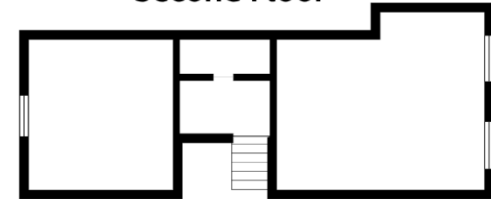
Basement



First Floor



Second Floor



AMENITIES

- ✓ Prominent Watford High Street location
- ✓ Train station in walking distance
- ✓ Vacant possession due to relocation
- ✓ Two parking spaces

LOCATION

Prominently located on Watford High Street, which offers an array of amenities including The Harlequin which has occupiers such as Next, Hugo Boss, Marks & Spencer and Uniqlo to name a few. Watford High Street Station is approximately 0.1 miles away which enables direct access into London Euston. Junction 5 of the M1 is approximately 2.7 miles and Junction 20 of the m25 are approximately 3 miles from the premises.

DESCRIPTION

This versatile office building offers high-quality accommodation across three floors, all presented in good condition. The ground floor features a welcoming reception, open-plan workspace, private offices, kitchenette, W/C, and basement access.

The first floor comprises a professional boardroom, a private office, a kitchenette and W/C facilities. The second floor provides two further private offices. Externally, the property benefits from two parking spaces to the rear, conveniently accessed via The Crescent.

Disclaimer - Car parking area is held in a separate title but forms part of the sale.

Please note this building is Grade II Listed.

SALE

£650,000 for the freehold interest.

RATES

Rateable value - £25,750. Rates payable should be verified with Watford Borough Council.

VAT

We understand that VAT is not payable.

LEGAL COSTS

Each party to be responsible for their own legal costs

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