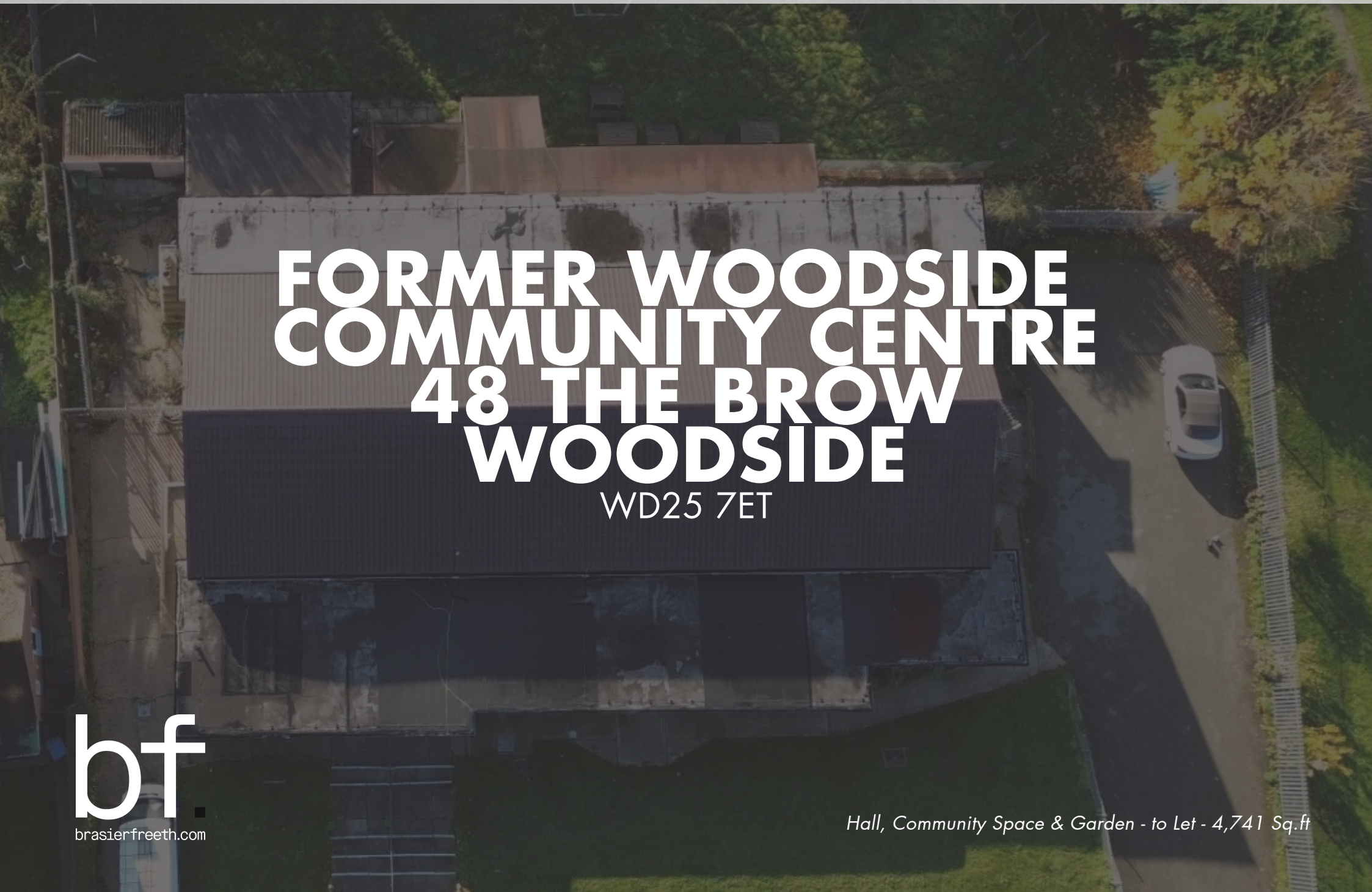
Community Uses Only



FORMER WOODSIDE COMMUNITY CENTRE 48 THE BROW WOODSIDE

WD25 7ET

bf.

brasierfreeth.com

Hall, Community Space & Garden - to Let - 4,741 Sq.ft

FORMER WOODSIDE COMMUNITY CENTRE WOODSIDE

WD25 7ET

KEY DETAILS

- Detached building suitable for a variety of community uses
- Self-contained site
- Excellent transport links to A41 & M25
- On-site parking
- Private fenced rear garden
- Recently used as a community hall with raised stage

AMENITIES

Community Space	Self Contained	Raised Stage	Offices
WCs	On-site Parking	Excellent Transport Links	Garden Space



FORMER WOODSIDE COMMUNITY CENTRE WOODSIDE

WD25 7ET



ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	440.36	4,741

This floor area is approximate and has been calculated on a gross internal basis.





DESCRIPTION

Woodside Community Centre is a versatile and well located premises in Woodside, Garston. The property features a spacious main hall with a raised stage, a former bar and a selection of offices or meeting rooms, making it ideal for a range of community uses.

Additional amenities include male and female WCs, storage areas, a private rear garden, and on-site parking.

The property has most recently been used for Community Use. The landlord will only consider continued Community Use; alternative uses will not be considered at this stage. Please contact the sole agents to discuss requirements further.

FORMER WOODSIDE COMMUNITY CENTRE WOODSIDE

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LOCATION

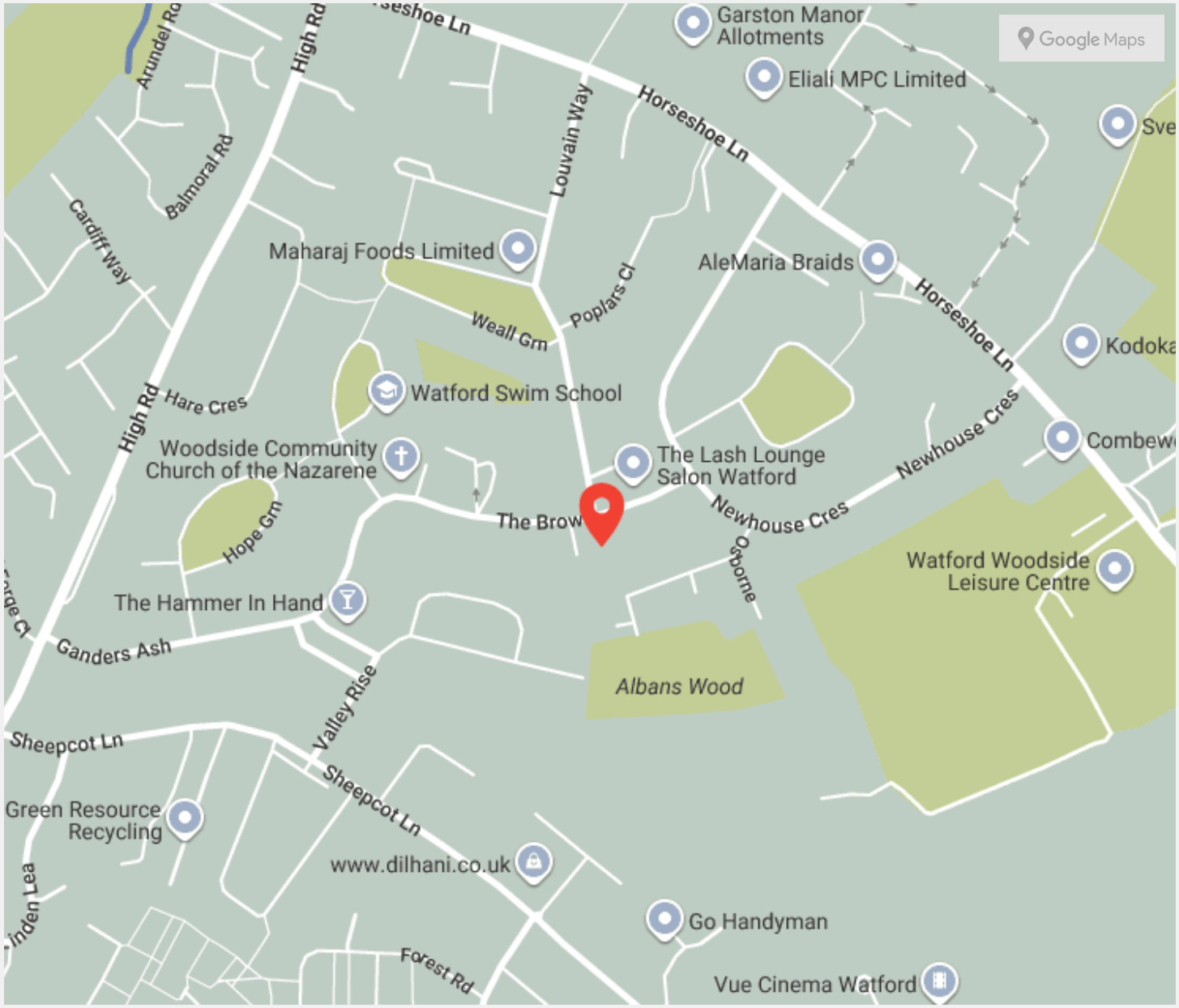
Woodside Community Centre is prominently situated in the heart of Woodside, Garston, North of Watford.

The property enjoys a convenient and visible position in a primarily residential neighbourhood, with local shops, schools, and public amenities nearby. These include Woodside Leisure Centre, Woodside Playing Fields, and several schools, contributing to consistent footfall and community engagement in the area.

The property includes on-site parking, in addition to free on-street parking available locally.

TRANSPORT

- M1 (Junction 6) - 1.5 miles
- Bus Stop - a few minutes walk
- Kings Langley Station - 2.5 miles



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FORMER WOODSIDE COMMUNITY CENTRE WOODSIDE

WD25 7ET

TERMS

The unit is available on a new lease on terms to be agreed. Rental reductions may be available depending on business case and community metrics.

RENT

On application.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £13,250. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, Watford Borough Council - 01923 278187.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property has an EPC rating of C 64. Details available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

VAT is not applicable for the property.



CONTACT

GET IN TOUCH

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quoted are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.