

UNIT 1A, 6 GREYCAINE ROAD

WATFORD, WD24 7GP

FOREST
REAL ESTATE

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FOR SALE

1,152 SQ FT

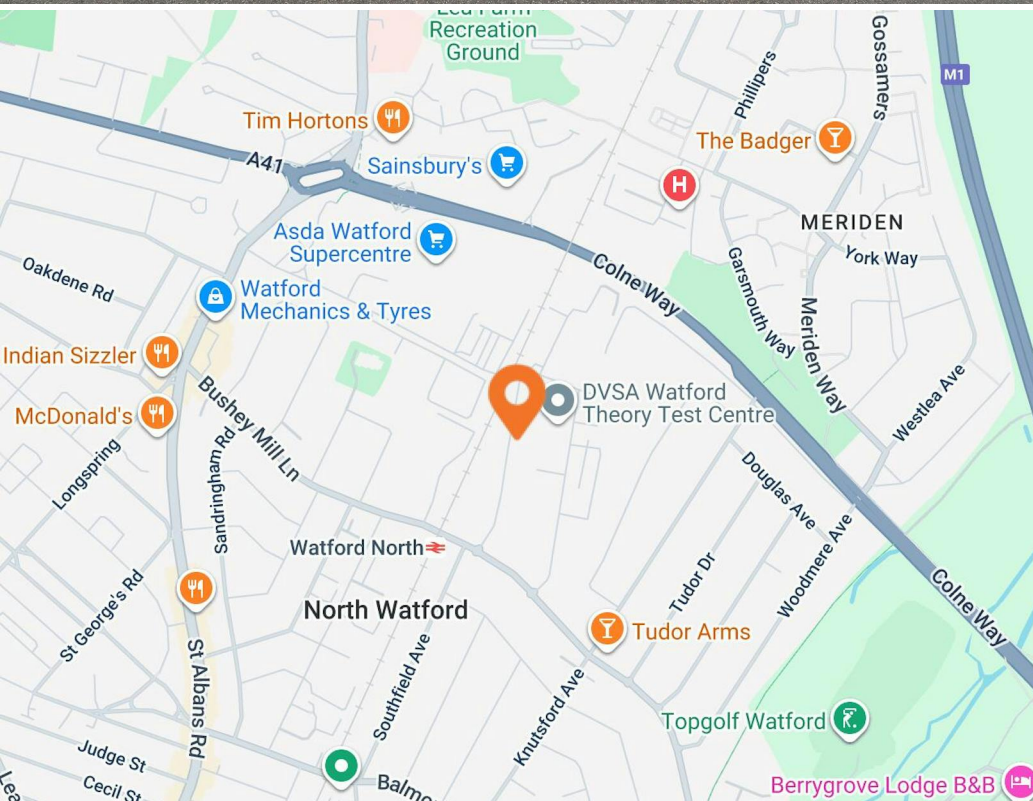
Investment sale via a lease back to a company established since 1945.

Key Features

- Virtual Freehold (992 years remaining)
- Use Class E
- Income via a lease back to Nairobi Coffee & Tea Company Limited (The) - Company number: 00399998
- VAT Applicable
- Ground Floor Premises

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Description

This ground floor premises is being sold as an investment via a lease back.

The property is available via a virtual freehold with 992 years remaining.

VAT is applicable on the purchase price.

Location

Situated in North Watford on Greycaine Road with good access to Junction 5 of the M1 Motorway, the A41 and Junctions 19, 20 and 21 of the M25.

Railway access is available at North Watford Station a short walk away. This provides a connection between Watford Junction (from there to Euston in 18 minutes) and St Albans.

Terms

Subject to a new effective full repairing and insuring underlease to Nairobi Coffee & Tea Company Limited (The) - Company number: 00399998.

The underlease for a term of 10 years subject to an open market rent review at the 5th year at an initial rent of £20,000 pax + VAT.

The lease will be subject to a tenant option to determine at the 5th year upon 6 months prior notice.

Availability

Price	Offers from £300,000
Rates	N/A
Service Charge	N/A
VAT	Applicable
EPC	E (110)

Contact

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