



309 Prestwick Road, South Oxhey, WD19 6UT

For Sale | 700 sq ft

Retail Investment Opportunity - For Sale

Summary

- Price: £280,000
- Business rates: £6,372 per annum
- VAT: Applicable
- EPC: C (68)

Description

The property comprises a ground floor shop which is currently trading as a tattooist/barbers with a total net internal floor area of approximately 700 sq ft (65 sq m)

Location

309 Prestwick Road is situated in the heart of South Oxhey, a well established residential area on the outskirts of Watford. The property enjoys a convenient position close to a wide range of local amenities including shops, supermarket, cafe, leisure and healthcare services available at the regenerated South Oxhey Central development.

Carpenders Park station is located approximately 0.6 miles away providing regular London Overground services into London Euston via Watford Junction.

Nearby roads links include the M1, M25 and A41.

Key Points

- Business not affected
- Ground floor shop of 700 sq ft let until October 2036
- Investment income of currently £16,000 per annum
- Located on a busy neighbourhood parade

Tenancy

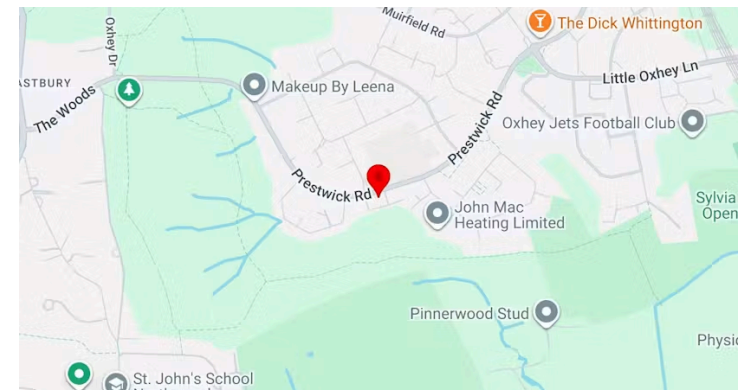
The property is currently let on a 15 year term from 7th October 2021. The annual rent is currently £16,000 per annum. There are tenant only breaks on the 10th anniversary and rent reviews at the fifth and tenth anniversary.

Sale Price

Offers are invited for the freehold interest of £280,000.

VAT

The property is VAT registered and therefore VAT will be charged on the sale price.



Further information

- [View details on our website](#)

Contact & Viewings



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Viewings

Strictly by appointment via sole agents.