

Lot 30, 146 High Street, Watford, Hertfordshire WD17 2EN

For sale by Auction on 27th March 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Retail Investment

- Let to Vooty Limited, with 2 personal guarantors until 2038 (3)
- Comprises a Ground floor Retail unit with Residential Development Potential of upper parts (Subject to Consents)
- Close to the 140 unit Atria Shopping Centre.
- Neighbouring occupiers include Boots the Chemist, Nando's and McDonald's.

Lot

30

Auction

27th March 2025

Rent

£39,000 per Annum Exclusive

Status

Available

Sector

Retail, High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles 17.5 miles north-west of Central London
Roads A411, M1 (Junction 5), M25 (Junction 19)
Rail Watford High Street Overground Station
Air London Heathrow Airport

Situation

The property is situated in a prominent location on the southern side of the High Street, close to the main entrance to the 140 unit Atria Shopping Centre, with retailers including Apple, Boots, B&M, Boss, Burger King, Cineworld, EE, Flannels, H&M, M&S and Zara. Other nearby occupiers include Boots the Chemist, Nando's and McDonald's.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a majority single storey Retail building with a small area of storage on the first floor. The property may benefit from long term Residential Development Potential of upper parts, subject to obtaining the required Consents).

VAT

VAT is not applicable to this lot.

Octopus Bridging Loan for Buyers

To be confirmed

Note

The property may benefit from residential development above the ground floor as similar to what has been granted at 146A, subject to obtaining the necessary Consents. The adjoining unit at 146A has been granted planning consent by Watford Council under planning reference 23/01039/FUL for the erection of first and second floors to provide one self-contained residential unit.

Completion Period

6 Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Ground First	Retail Ancillary	172.70 13.30	1859 143	VOOTY LIMITED (CRN: 11632049) on Assignment and with 2 personal guarantors (3)	30 years from 07/07/2008 (3)	£39,000	7th July 2028 and 2033. (06/07/2038)
Total Approximate Floor Area		186 (2)	2002 (2)			£39,000	

(1) The lease provides for an open market rent review on the 7th July 2028 and 2033

(2) The floor areas stated above are those published by the Valuation Office Agency (<https://www.tax.service.gov.uk/business-rates-find/valuations/start/17583017#valuation-tab>)

(3) The property is let to Vooty Limited (CRN11632049) on Assignment by virtue of a lease for a term of 20 years from 7th July 2008 until 6th July 2028 and a Reversionary lease for a term of 10 years from 7th July 2028. The Landlord is holding a rent deposit of £19,500, equivalent to 6 months rent.

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2024