

lot 30

53 The Parade Watford, Hertfordshire WD17 1LJ

Rent
£33,800
per annum
exclusive

Freehold Retail Investment

- Prominent High Street position
- Let to the RSPCA Middlesex North-West Branch
- Development potential, subject to consents
- Nearby occupiers include British Heart Foundation, McDonald's and Superdrug
- 6 Week Completion Available



Location

Population: 86,000
Miles: 5 miles north of Harrow
6 miles east of Rickmansworth
16 miles north of Central London
Roads: A4008, A41, M1
Rail: Watford High Street and Watford Junction
Air: Heathrow Airport

Situation

The property is situated in a prominent position on the parade, a well established pedestrianised thoroughfare which is a short distance from Watford town centre. Nearby occupiers include Superdrug, McDonald's and Nando's restaurant. The Harlequin Shopping Centre is a short distance away.

Description

The property comprises ground floor retail with ancillary accommodation and forms part of an established parade of shops.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

| Floor | Use | Floor Areas (Approx) | Tenant | Term | Rent p.a.x. | Reversion |
|---------------|----------------------|-------------------------------|--|-------------------------|----------------|----------------|
| Ground | Retail and Ancillary | 129 sq m (1,338 sq ft) | RSPCA MIDDLESEX NORTH-WEST BRANCH (1) | 5 years from 24/06/2010 | £33,800 | 23/06/2015 (2) |
| Totals | | 129 sq m (1,338 sq ft) | | | £33,800 | |

- (1) RSPCA Middlesex North-West Branch has been operating for over 75 years as a registered charity and is one of over 170 branches of the Royal Society for Prevention of Cruelty to Animals (RSPCA).
- (2) The lease contains a mutual option to determine on 24/06/2013.
- (3) The tenant has confirmed to the seller a willingness, in principle, to give up the mutual option to determine the lease.

For further details please contact:

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