

lot 42

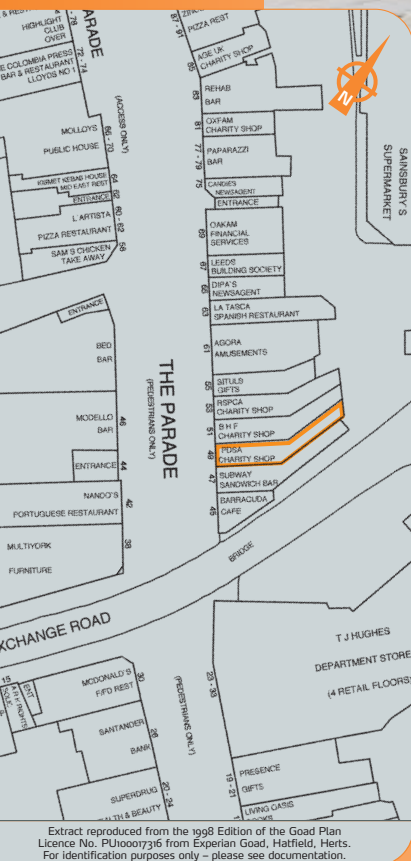
49 The Parade Watford, Hertfordshire WD17 1LJ

Rent
£37,650
per annum
exclusive

Freehold Retail Investment

- Prominent High Street position
- Let to PDSA, a major leading charity in the UK

- 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, Nando's restaurant and British Heart Foundation. 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	134.50 sq m (1,448 sq ft)	PEOPLE'S DISPENSARY FOR SICK ANIMALS (1) (2)	15 years from 29/09/1997	£37,650	28/09/2012
Totals		134.50 sq m (1,448 sq ft)			£37,650 pax	

(1) PDSA is the UK's leading veterinary charity, with 375 pet-aid practices, 171 stores and 43 pet-aid hospitals throughout the UK. (Source: www.pdsa.org.uk)

(2) For the year ending 31st December 2010 PDSA Trading Limited reported a turnover of £9,750,398, a pre-tax profit of £2,353,191 and a total net worth of £7,223. (Source: www.riskdisk.com 11/04/2012)

(3) The Seller has been advised by the tenant that they have instructed agents to negotiate terms for a new lease.

For further details please contact:

Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acuitus.co.uk
Tom Ryder
Tel: +44 (0)20 7034 4862.
Email: tom.ryder@acuitus.co.uk
www.acuitus.co.uk

Solicitors:

Howard Kennedy
19 Cavendish Square, London W1A 2AW.
Tel: +44 (0)20 7546 8876.
Email: a.levene@howardkennedy.com
Ref: Allen Levene.