

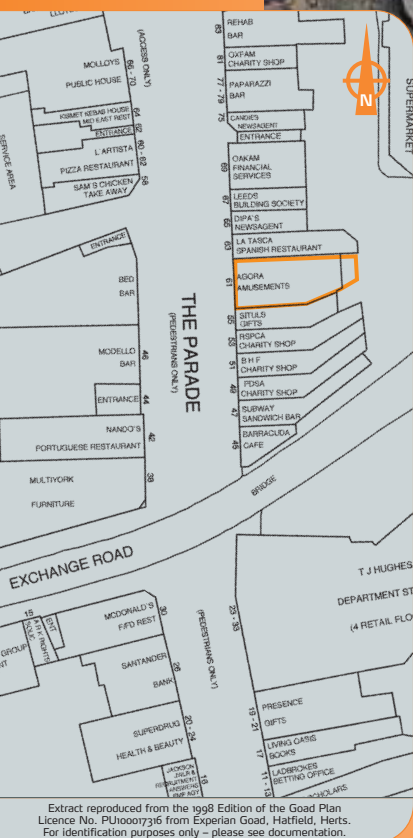
# lot 46

## 57-61 The Parade Watford WD17 1LJ

Rent  
**£71,500**  
per annum  
exclusive

### Freehold Retail Investment

- Prominent High Street position
- Let to Baleday Limited trading as Agora Amusements
- Development potential, subject to consents
- Nearby occupiers include British Heart Foundation, McDonald's and Superdrug
- Six 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, 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.

#### Description

The property comprises a ground floor retail unit with one upper floor of 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.	Reviews
Ground	Retail/Ancillary	238.80 sq m (2,570 sq ft)	<b>BALEDAY LTD (t/a Agora Amusements) (1)</b>	10 years from 27/04/2012 until 2022 on a full repairing and insuring lease	£71,500	26/04/2017 (2)
First	Ancillary	61.30 sq m (658 sq ft)				
<b>Totals</b>		<b>300.10 sq m (3,228 sq ft)</b>			<b>£71,500</b>	

- (1) Agora is one of the largest Adult Gaming Centres in the UK, operating from 63 sites mainly within the M25. Agora was acquired by Baleday Limited which is a wholly owned subsidiary of Praesepe plc. The total number of sites operated by Praesepe plc is 159 ACGs, four Family Entertainment Centres, six bingo clubs as well as a significant online presence. (Source: www.praesepeplc.com)
- (2) The lease provides for an option to determine on the 26th April 2017.

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