



SITUATION

Located near to the junction with Windsor Road on this retail and commercial artery which is ideal for attracting both local and passing trade and amongst a host of independent traders all serving the surrounding residential population.

Watford North Station (London Northwestern) is approx. ½ mile distant and Watford town centre lies approx. 1¼ miles to the south.

Watford is approx. 16 miles north-west of central London benefitting from good links via the A41 to the M1 (Junction 5) and the M25 (Junction 19).

PROPERTY

Forming part of a retail parade comprising **2 Ground Floor Shops** together with a **Rear Yard** behind No. 338.

ACCOMMODATION

No. 338 – Ground Floor Shop

Internal Width 10'2"
Shop & Built Depth 31'1"

No. 338a – Ground Floor Shop

Internal Width 8'9"
Shop & Built Depth 43'2"
WC

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 999 years from completion at a peppercorn ground rent.



TENANCY

The property is let on a full repairing and insuring lease to **NW Supermarket Ltd as a Butcher (No. 338) and a Fishmonger (No. 338a)** for a term of 10 years from 28th November 2024 (**renewal of a previous lease**) at a current rent of **£15,000 per annum** exclusive.

Rent Review and Tenant's Break 2029

There is a £7,500 Rent Deposit held.

Note: Nos. 340, 340a, 342/342a, 344 & 344a St Albans Road are also being offered for sale in this Auction – see Lots 12 to 16.

£15,000 per annum

The Surveyors dealing with this property are
Steven Grossman and Jonathan Ross

Vendor's Solicitors

Russell Cooke LLP
Tel: 020 8394 6507 Ref: Neil Dryer
Email: neil.dryer@russell-cooke.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'

