



## 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 a **Large Ground Floor Double Café/Restaurant** together with the **Rear Garden** behind No. 342, which houses a Rear Store.

## ACCOMMODATION

**Ground Floor Double Café/Restaurant**  
(Having 44 covers)

Internal Width 19'8"  
Built Depth 31'0"  
WC  
Plus Rear Store

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 **H. Ozkaya as a Café/Restaurant** for a term of 12 years from 24th June 2009 (holding over) at a current rent of **£13,000 per annum** exclusive.

**Note: Nos. 338/338a, 340, 340a, 344 & 344a St Albans Road are also being offered for sale in this Auction – see Lots 11 to 13, 15 & 16.**

**£13,000** 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'

