

# Lot 20

344 St Albans Road, Watford,  
Hertfordshire WD24 6PQ

**\*Guide: £100,000+**

Gross Yield 12%  
4 week completion



## 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 **Ground Floor Shop**.

## ACCOMMODATION

### Ground Floor Shop

Internal Width	7'11"
Shop & Built Depth	33'0"
WC	

**VAT is NOT applicable to this Lot**

## TENURE

Leasehold for a term of 999 years (less 3 days) from 22nd May 2025 at a peppercorn ground rent.



## TENANCY

The property is let on a full repairing and insuring lease to **N. Moukuta** as a **Tattoo Studio** for a term of 5 years from 16th August 2024 at a current rent of **£12,000 per annum** exclusive.

**There is a £6,000 Rent Deposit held.**

**Note: No. 340 St Albans Road is also being offered for sale in this Auction – see Lot 21.**

# £12,000

per annum

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

## Vendor's Solicitors

Russell Cooke LLP

Tel: 020 8394 6245 Ref: Brooke Clark

Email: [brooke.clark@russell-cooke.co.uk](mailto:brooke.clark@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'**



