



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	8'10"
widening at rear to	10'1"
Shop & Built Depth	31'8"
WC	

VAT is NOT applicable to this Lot

TENURE

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



TENANCY

The property is let on a full repairing and insuring lease to **Napolean-Ansah Djan as an Afro Caribbean Grocery Store** for a term of 5 years from 16th July 2024 (**in occupation for approx. 10 years**) at a current rent of **£10,000 per annum** exclusive.

There is a £3,750 Rent Deposit held.

Note: No. 344 St Albans Road is also being offered for sale in this Auction – see Lot 20.

£10,000 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

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'

