

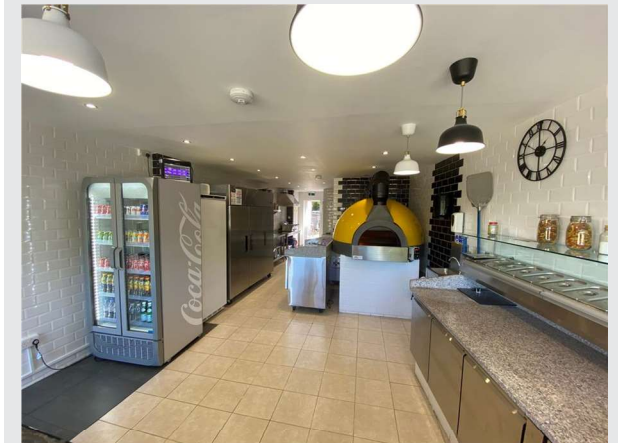
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

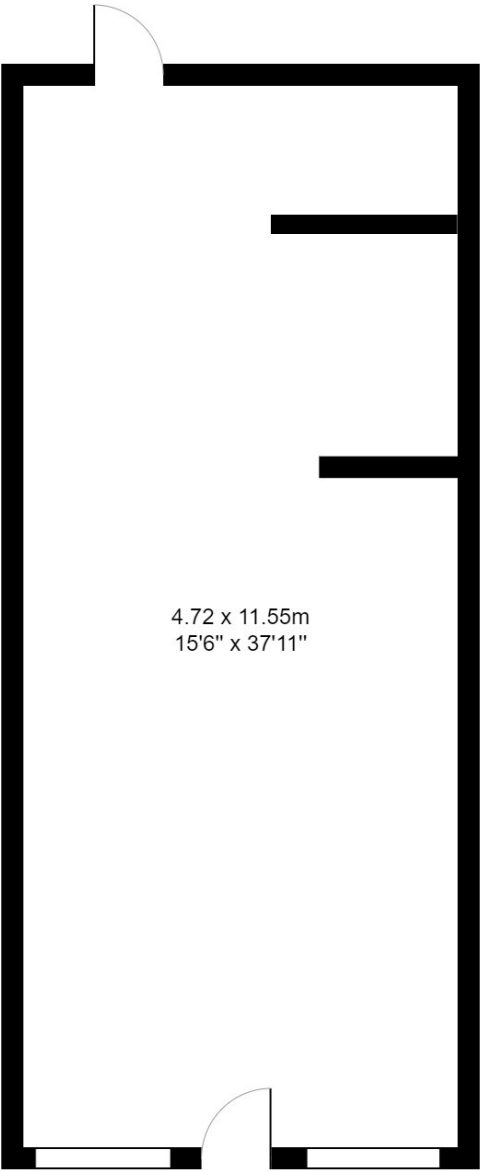
Fully fitted pizza takeaway

171 The Parade, High Street, Watford,
Hertfordshire, WD17 1NJ



ACCOMMODATION

Total 523 sq ft 48.53 sq m



All measurements are approximate and for information purposes only

AMENITIES

- ✓ 15 year lease for sale from November 2022
- ✓ Premium payment - £40,000
- ✓ Recently fully refurbished and fitted out
- ✓ 1 car parking space

LOCATION

The Property is prominently located in a busy trading location at the top of The Parade, which is an extension of the High Street and a pedestrianised area in the town centre and within walking distance of Watford Junction mainline station. Within the parade there is a mixture of local and national traders where a Sainsbury supermarket is located behind The Parade and has a car park with approximately 400 parking spaces. Other occupiers include Iceland, Pryzm Night Club, Wenzels and Creams Desert Lounge. There is access to the rear of the property via a shared service road.

VAT

We understand that VAT is not currently payable on the rent

DESCRIPTION

The property comprises a prominent mid-terrace ground floor takeaway which was recently fully refurbished and fitted out by the current tenant. Currently trading as Prime Pizza established in November 2021 and benefitting from an open plan kitchen/prep area with external staff W/C facilities at the rear. There is also rear access for loading and 1 allocated parking space. Current trading hours:- Mon-Thurs 4pm - 11pm, Fri - Sun 12pm - 11pm

TERM

Assignment of the 15 year lease on effective full repairing and insuring terms which commenced from November 2022 with 3 yearly upward only rent reviews.

RENT

£21,000 per annum exclusive payable quarterly in advance.

PREMIUM

By way of separate negotiation, the current tenant is seeking a premium in the order of £40,000 for the goodwill, lease, stock and fixtures and fittings (Clarification upon request).

RATES

Rateable value: £16,250. Rates payable 23/24: £8,108.75. Rates payable should be verified with Watford Council Tel: 01923 278466.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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