



## NAIROBI COFFEE & TEA

Unit 1A, 6 Greycaine Road, Watford, WD24 7GP

Ground floor office / business space virtual freehold investment for sale.

1,152 SQ FT





## Summary

Available Size	1,152 sq ft
Price	Offers from £327,000
VAT	Applicable
EPC Rating	E (110)

## Description

Self-contained Office / Business space located on the ground floor of a 3-storey building amounting to 1,152 Ft<sup>2</sup>.

The accommodation is arranged into private office rooms, kitchen and WC. To the front of the property there is a grassed area that could be improved for car parking (in accordance with the balance of the building).

## Location

Situated on Greycaine Road, an established and popular commercial location approx. one mile from Junction 5 of the M1 Motorway and 0.4 miles from the A41. It is therefore well located for the national road network with good access to the M25 Motorway (J19 and J20).

Rail communications are available within easy walking distance at Watford North Station which links to Watford Junction Station (London Euston 16 minutes) and St Albans. Both stations are close to the property, being 0.2 miles and 1.3 miles respectively.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Business space located on the ground floor of a 3-storey building.	1,152	107.02	Available
<b>Total</b>	<b>1,152</b>	<b>107.02</b>	

## Terms

The property is offered as an investment sale of the virtual freehold.

It is held on a ground lease with approx. 992 years remaining (at a peppercorn ground rent) subject to a new effective full repairing and insuring underlease to Nairobi Coffee & Tea Company Limited (The) - Company number: 00399998.

The underlease being for a term of 10 years subject to an open market rent review at the 5th year at a rent of £20,000 per annum exclusive plus VAT. The lease will also be subject to a tenant option to determine at the 5th year upon 6 months prior notice.



## Viewing & Further Information

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