

FROGMORE HOUSE

PROMINENTLY LOCATED SPACE SUITABLE FOR USES UNDER CLASS E
FOR SALE/TO LET

FROGMORE HOUSE, LOWER HIGH STREET, WATFORD, WD17 2HU



EXECUTIVE SUMMARY

- Prominent location
- Parking ratio of 1:255
- Walking distance to Watford High Street Station and Bushey Station



LOCATION

Frogmore House is located within walking distance to Bushey Station, Watford High Street Station and Watford Town Centre. For road users the M1, M25, A405 and A41 are just a short drive.

DESCRIPTION

We are delighted to bring to the market this detached Grade II Listed building. The property was first built in 1716 and has been recognised by Georgian Group's Architectural Awards.

The building totals 2,304 sq ft NIA/4,154 sq ft GIA of Class E/office space over three floors.

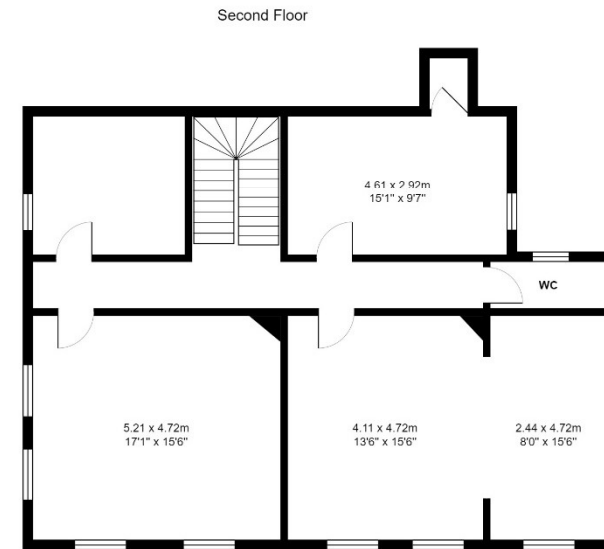
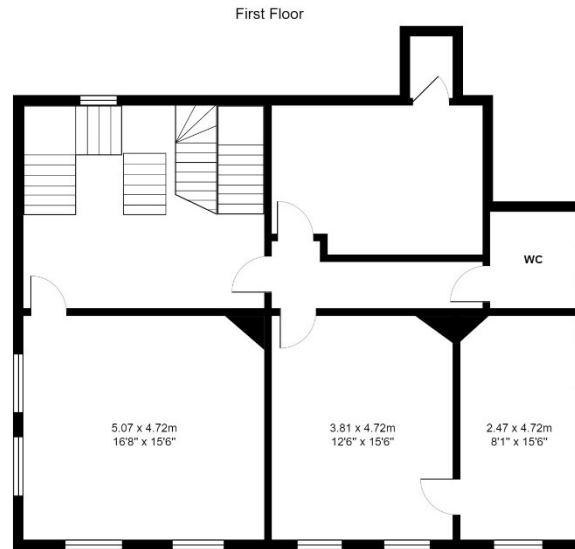
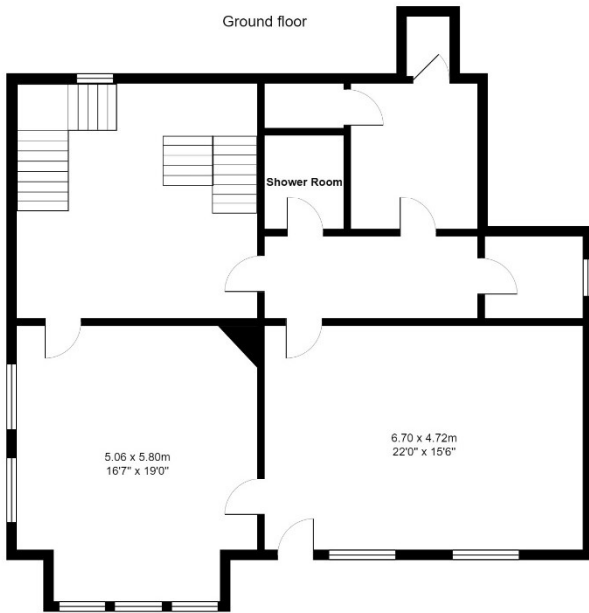
The character property may be suitable for alternative uses under Class E.

There is secure gated parking, with a marked parking bays with access to garden.



ACCOMMODATION

2,304 sq ft NIA
4,154 sq ft GIA – Includes basement



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

PRICE

£1,400,000 for the Freehold interest

RENT

£120,000 per annum exclusive. A new lease for a term to be agreed with appropriate rent reviews on an effective FRI basis.

VAT

We understand that VAT is not currently payable on the purchase price or rent.

SERVICE CHARGE

Please contact a member of the team for further information.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATES (EPC)

Frogmore House has an EPC rating of C-70.
Further details are available upon request.

BUSINESS RATES

Rateable value: £41,250. Rates payable 23/24 £20,583.75
Rates payable should be verified with Watford Borough Council 01923 278466

The Misrepresentation Act 1967.

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