

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Mixed use investment

27 Villiers Road/45 Capel Road, Watford, WD19 4AL



AMENITIES

- ✓ Current annual rental income £74,700
- ✓ Prominent Corner plot
- ✓ Investment opportunity
- ✓ Close proximity of Bushey Rail Station

LOCATION

The premises are situated on the corner of Villiers Road and Capel Road, the heart of the vibrant Oxhey Village, which is just off the A4008 Pinner Road, close to Bushey Railway Station, with bus services on Chalk Hill/London Road A411. Also within reasonably easy reach of both Bushey Village and Watford. Similarly easy access to the M1 at Junction 5 via the A41 and thereby the M25.

VAT

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

PRICE

£1,250,000 for the Freehold interest

DESCRIPTION

Occupying a corner plot consisting of two ground floor shops and three apartments. The current tenancies are below:

27 Villiers Road, Watford

3 bedroom flat with balcony. Rental income - £20,400 per annum expiring April 2025

27A Villiers Road, Watford

2 bedroom ground floor flat with small courtyard. Rental income - £16,800 per annum expiring January 2025

45 Capel Road

3 bedroom flat with small courtyard. Rental income - £15,000 per annum expiring February 2025

47 Capel Road, Watford

Ground floor shop. Rental income £12,000 per annum. Expiring August 2029 with a rent review in August 2026

27 Villiers Road

Ground floor shop - £10,500 per annum. Lease expires February 2027.

There is potential to convert part of the ground floor, which is vacant into a studio apartment subject to obtaining planning permission.

Total annual income: £74,700

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