

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

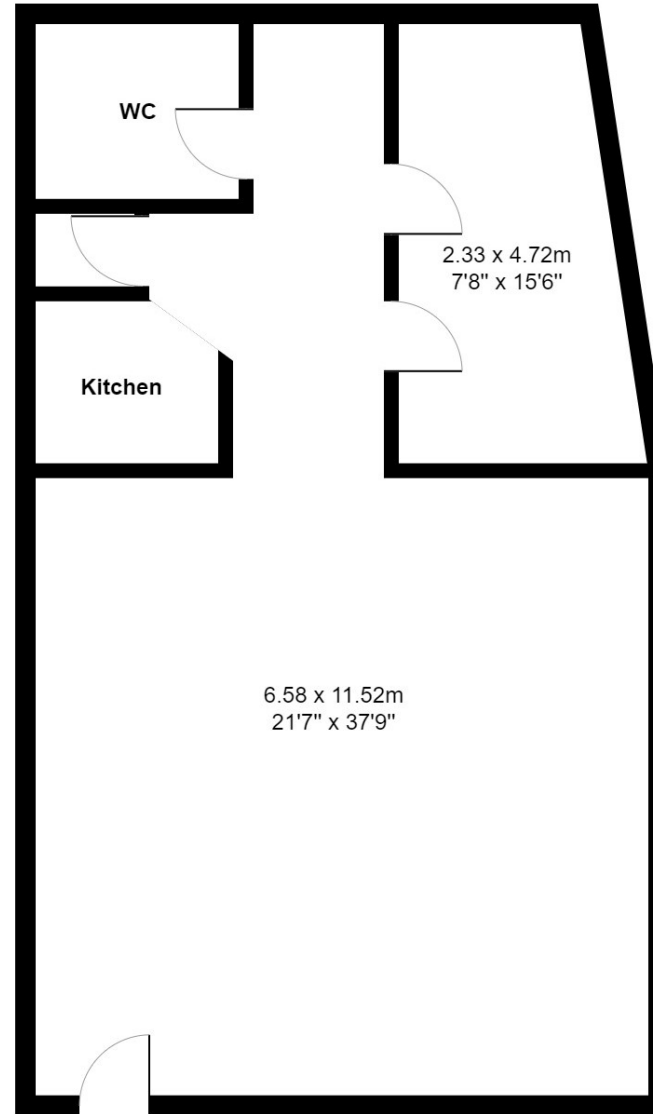
Fully fitted trading hair salon

158, York Way, Watford, Hertfordshire, WD25 9EA



ACCOMMODATION

	Sq ft	Sq m
Total	790	73.39



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.

AMENITIES

- ✓ 15 year lease for sale expiring 2036
- ✓ Glazed frontage
- ✓ Rear access
- ✓ DDA access from the front

LOCATION

The development occupies a prominent position fronting York Way on The Meriden Estate which is a well established residential area within close proximity of local bus services. The M1 (junction 5) motorway and A41 are also in close proximity.

VAT

We understand that VAT is payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

The site is part of a significant redeveloped by Watford Community Housing to create a mixed use residential and commercial hub which is complimented by ground floor retail units that serve the local community, with apartments above fronting York Way. The property is mid terrace and currently trading as a Hairdressers benefitting from rear access to a secure loading area. Other occupiers within the parade are a Co-op convenience store, launderette, charity shop, two takeaways, and a post office. Benefitting from DDA compliant front access and W/C facilities.

TERM

Assignment of the 15 year lease on effective full repairing and insuring terms which commenced from February 2021 with 5 yearly upward only rent reviews and tenants only break option at the end of the 5th year.

RENT

£15,750 per annum exclusive.

By way of separate negotiation, the current tenant is seeking a premium in the order of £60,000 for the goodwill, lease, stock and fixtures and fittings (Clarification upon request).

RATES

Rateable value: £16,000 Rates payable 24/25: £7,984 Rates payable should be verified with Watford Council Tel: 01923 278466.

PERRY HOLT

PROPERTY CONSULTANTS

FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk