



## Retail Investment Premises and 4 Bedroom Self Contained Flat with Development Potential

### 35 and 35a Market Street

Watford, WD18 0PN

Development, Investment, Retail

## FOR SALE

2,884 sq ft

(267.93 sq m)

- Ground floor shop with basement storage let until 2nd January 2035
- 4 bedroom self contained flat currently let on an assured shorthold tenancy
- Potential development opportunity - subject to planning
- Walking distance from Atria shopping centre

# 35 and 35a Market Street, Watford, WD18 0PN

## Summary

|                |                                  |
|----------------|----------------------------------|
| Available Size | 2,884 sq ft                      |
| Price          | Offers in the region of £795,000 |
| Rates Payable  | £7,636.57 per annum              |
| Rateable Value | £18,000                          |
| VAT            | Applicable                       |
| EPC Rating     | Upon enquiry                     |

## Description

The premises comprises a ground floor shop with use Class E which is let to a convenience store/off licence.

The first and second floors comprise a 4 bedroom self contained flat with separate bathroom and kitchen and is let on an assured shorthold tenancy. We also believe that the flat has potential for subdivision in to smaller flats (subject to planning).

## Location

The property is situated on Market Street which is located in Watford town centre and is accessed from A411 Exchange Road (the town centre ring road). The Atria shopping centre and a range of restaurants and cafes are within 5 minutes walk.

Watford High Street station is within 10 minutes walk offering London overground service to North London suburbs and London Euston. Watford Junction station is within 15 minutes walk offering mainline services to London Euston (approx 16 minutes), the Midlands and Clapham Junction.

## Accommodation

The accommodation comprises the following areas:

| Name              | sq ft | sq m   |
|-------------------|-------|--------|
| Ground - Shop     | 1,012 | 94.02  |
| Basement - Office | 495   | 45.99  |
| 1st - 2nd Floor   | 1,377 | 127.93 |
| Total             | 2,884 | 267.94 |

## Terms

The freehold investment of the whole property is available for offers over £795,000.

## Tenancies

The ground floor shop is currently let on a full repairing and insuring lease which expires on 2nd January 2035 and is outside the landlord and tenant act. The rent is currently £25,000 per annum and the lease is subject to a tenant break and rent review on 2nd January 2030. The flat is let on an Assured Shorthold Tenancy for one year. The rent is currently £1,550 per month.

## Viewings

Strictly by appointment via sole agents.



## Viewing & Further Information

### Harrison Hobbs

01923 604 025 | 07990 052 413  
harrison.hobbs@stimpsons.co.uk

### Philip Cook

01923 604 026 | 07801 098097  
philip.cook@stimpsons.co.uk

### Stimpsons

**01923 252188**

Suite 1A, Building 6, Hatters Lane, Croxley Park,  
Watford, WD18 8YH