RARE FREEHOLD OPPORTUNITY | FOR SALE | 9,478 SQ.FT (GIA)



BENSKIN HOUSE
194 HIGH STREET
WATFORD

WD17 2DT

BRASIER FREETH

KEY DETAILS

- Rare freehold opportunity in central Watford
- Prominent Lower High Street location
- Grade II listed historic building dating from circa 1775
- Formerly part of the Benskins Brewery
- Former home of Watford Museum
- Within walking distance of Watford High Street
- Convenient access to local mainline railway stations
- Potential for alternative uses, subject to the necessary consents
- 19 allocated car parking spaces

SITE

0.26 acres (0.10 hectares)

ACCOMMODATION

FLOOR	*SIZE SQ.M*	*SIZE SQ.FT*
Basement	186.40	2,006
Ground Floor	331.10	3,564
First Floor	236.20	2,542
Second Floor	126.80	1,365
TOTAL	**880.50**	**9,478**

These floor areas are approximate and have been calculated on a gross internal basis.



DESCRIPTION

Benskin House is a substantial Grade II listed property occupying a prominent position on Lower High Street in central Watford.

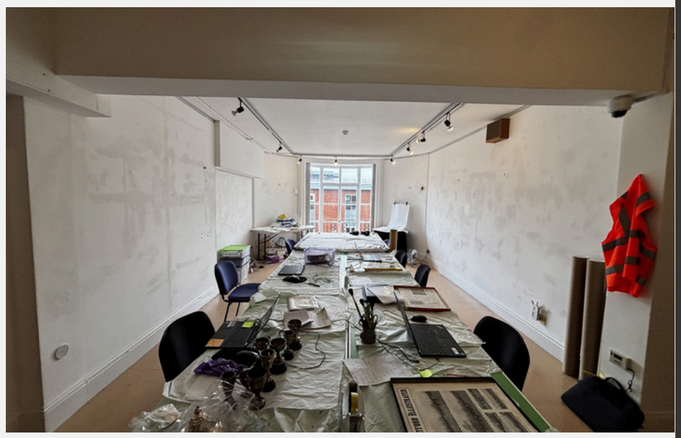
Dating from 1775, with later additions from approximately 1807, the building has significant historical associations with Watford's brewing industry and has accommodated Watford Museum since 1981, which has since moved to it's new location at the Town Hall Quarter.

The property extends to approximately 9,478 Sq.ft (880.5 sq m) arranged over basement, ground, first and second floors, providing a range of areas and spaces.

Benskin House offers a rare opportunity to acquire a characterful historic building with potential for sensitive refurbishment and adaptation to alternative uses, subject to the necessary planning and listed building consents.

As Benskin House, is an important part of Watford's heritage and is Grade II listed, the vendor is seeking interest from purchasers who will respect its historic significance and recognise the importance of preserving and enhancing the building for future use.









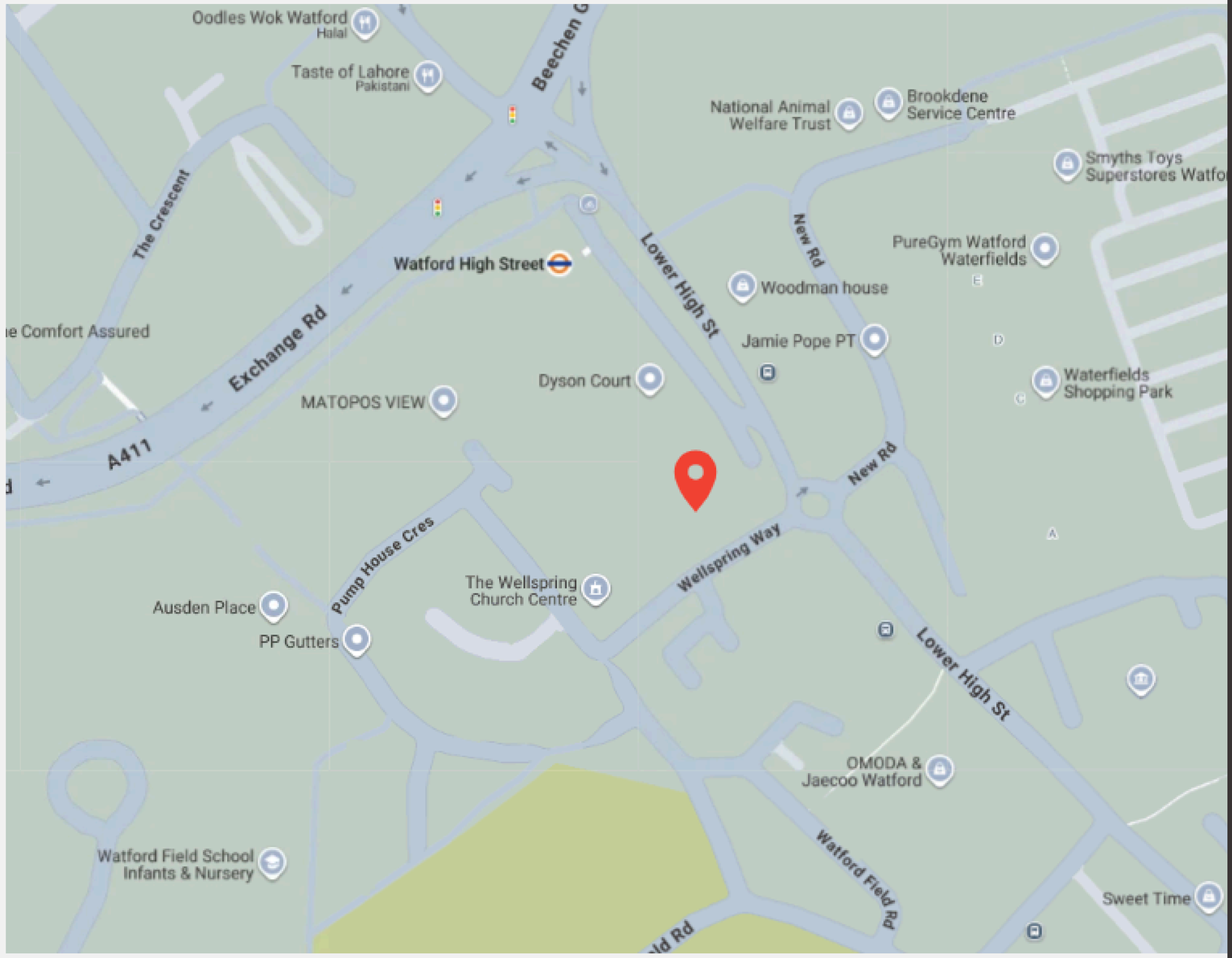
LOCATION

Benskin House occupies a prominent position on Lower High Street in central Watford, within easy reach of the town's extensive retail, restaurant and leisure amenities. The location offers convenient access to everyday services, cafés, green spaces and cultural attractions, making it well placed for a range of potential future uses, including residential, subject to the necessary consents.

Both Watford High Street and Watford Junction railway stations are within walking distance, providing connections to London and the wider region. The property also benefits from access to local bus services and the surrounding road network, offering convenient connectivity for future residents and occupiers.

CONNECTIVITY

- Watford Junction Station - 1.4 miles
- Euston Station - 20 minutes
- Watford High Street - 0.05 miles
- M1 (J5) - 3.1 miles
- M25 (J20) - 4 miles



SITUATION

Benskin House is prominently situated on Lower High Street in the heart of Watford town centre, within close proximity to the town's principal retail and commercial amenities. The property benefits from excellent public transport links, with Watford High Street and Watford Junction railway stations both within walking distance, providing regular services to London and the wider region.

DEMOGRAPHICS

Watford has an established and diverse residential population of approximately 102,000, comprising a broad mix of young professionals, families and a range of ethnic backgrounds. The town benefits from a varied demographic profile, with a strong working-age population and a well-established residential catchment.

This is reflected in the diverse range of shops, restaurants, cafés and leisure facilities throughout the town, which collectively support a vibrant local economy and consistent demand for retail and commercial services.





TIMESCALE

The vendor's preference is to exchange contracts by March 2027, with completion anticipated in Q1 2028. The extended period between exchange and completion is to allow sufficient time for the continued clearance of the existing museum contents and the orderly handover of the building.

TENURE

The property is held Freehold.

EPC

The property has an EPC rating of D88. Details available upon request.

PLANNING

The vendor will consider offers subject to planning permission, with proposals assessed on their merits, including the proposed use, purchase price and timescales. Interested parties should outline their intended scheme and anticipated planning process when submitting an offer.

LEGAL

Each party to be responsible for their own legal costs incurred in this transaction.



CONTACT

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