TOWN CENTRE COMMERCIAL PREMISES - CURRENTLY FITTED TO HIGH STANDARD FOR MEDICAL/CLINICAL USE
LONG LEASEHOLD FOR SALE WITH VACANT POSSESSION

UNIT 4, 10 BEECHEN GROVE WATFORD WD17 2AD

brasier freeth



UNIT 4
10 BEECHEN GROVE
WATFORD
WD17 2AD



KEY DETAILS

- Approximately 4,584 Sq.ft (425.8 Sq.m)
- High-quality existing clinical fit-out
- 6 allocated car parking spaces
- Prominent town centre location, with frontage to main ring road
- Long leasehold for sale, with approximately 136 years unexpired

LOCATION

Watford is a major commercial centre in south Hertfordshire, approximately 20 miles north of Central London, benefiting from excellent road communications via the M1 and M25 motorways.

The property occupies a prominent town centre position fronting Beechen Grove, on Watford town centre's ring road, opposite the Atria Shopping Centre.

Watford Junction railway station is within walking distance and provides frequent services to London Euston.

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DESCRIPTION

The property comprises a substantial, self-contained ground floor commercial unit within a modern mixed-use development, with other commercial premises at ground level and residential apartments above.

Previously occupied as a dental surgery, the premises may suit a range of occupiers, although currently benefit from a high standard of clinical fit-out, providing an opportunity for medical, dental and other healthcare occupiers to utilise the existing accommodation, subject to their requirements. The current layout comprises reception and waiting areas, treatment/consulting rooms, offices, staff room, WCs and ancillary accommodation.

The property benefits from extensive glazed frontage, front and rear entrances, suspended ceilings, raised flooring, air conditioning and gas heating, the condition of which should be checked by interested parties. There is a communal courtyard to the rear, with gated vehicular access from Loates Lane and six car parking spaces included.

ACCOMMODATION

The premises comprise the following floor areas:

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	425.80	4,584

Six car parking spaces



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TENURE

The property is offered for sale by way of the existing Long Leasehold interest, for a term expiring on 10 November 2162, providing approximately 136 years unexpired. The current ground rent is understood to be £1,400 per annum, subject to RPI-linked reviews every 25 years, with the next due in December 2032.

The lease permits uses falling within the former A2, B1 and D1 use classes, including offices, financial/professional services and medical/dental uses. Alternative uses may require landlord's consent. The lease does not permit assignment or underletting of part under the existing provisions.

SERVICE CHARGE

A service charge is payable towards the maintenance and management of the development, together with a contribution towards building insurance. We are advised that the charge for 2026 is £12,378.

PRICE

Offers in the region of £1,050,000 plus VAT for the Long Leasehold interest, with vacant possession.

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ANTI MONEY LAUNDERING

In accordance with the AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for the acquisition.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £101,000.

For rates payable please refer to the Local Charging Authority, Watford Borough Council, 01923 226400.

EPC

An EPC has been commissioned and is awaited.

LEGAL COSTS

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

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for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.