

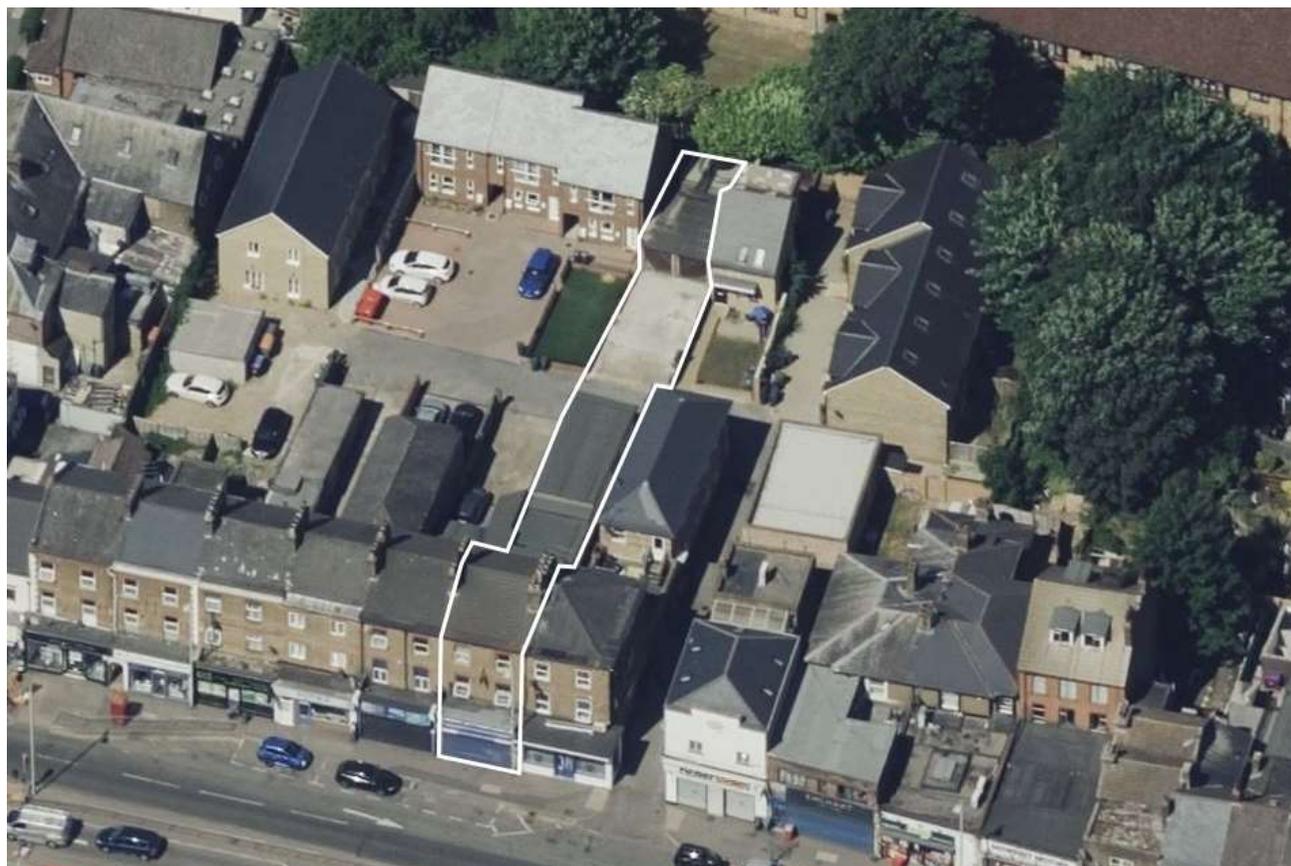
113 St Albans Road, Watford, Hertfordshire WD17 1RD

Freehold For Sale

Mixed use investment opportunity with potential for redevelopment to the rear



T 01923 239080 



Amenities

- Potential alternative use for the rear space, subject to obtaining relevant planning consent.
- Ground floor shop with rental income
- Three bedroom flat above let on an AST
- Prominent location

Summary

The property comprises a mid-terrace ground floor shop with basement along with a 3 bedroom flat above of approximately 1,100 sq ft GIA.

To the rear is a self-contained workshop, 4 car parking spaces and a separate double garage.

The ground floor shop is currently occupied where the tenant is holding over as the lease has expired. current rental income is £10,400 per annum exclusive.

The fixed term of the AST on the flat has ended and is now on a periodic tenancy, currently producing a rental of £960 pcm.

These particulars are intended only as a guide and must not be relied upon as statements of fact. They are not intended to constitute part of an offer or contract. All prices and rent quoted are exclusive of VAT.

113 St. Albans Road, Watford, Hertfordshire

Location

Prominently positioned on St Albans Road, the premises are within a few minutes walk to Watford Junction Station which is only 200 yards from the location, which offers fast rail connectivity into London Euston and Watford Metropolitan Station is a mile away. Atria Watford Shopping Centre is within walking distance which offers a variety of retail shops and restaurants along with the thriving High Street as well. One of the main business hubs in Watford, Clarendon Road, which is home to TJX Europe and PwC to name a few is located a short walk away as well.

The site is also in a key location for key road links as the M25 J19 is 2 miles away and the M1 J5 is 1.87 miles from site.

Within the same parade of shops are a restaurant, snack bar, takeaway, hairdressers etc.

Accommodation

	Sq Ft	Sq M
Ground Floor shop (NIA)	510	47.38
Rear shop store (NIA)	132	12.26
Basement (NIA)	302	28.06
Total NIA	944	87.7

Rear workshop (GIA)	626	58.16
Double garage (GIA)	603	56.02
Total GIA	1,229	114.18

Development Potential

This site presents a great opportunity for redevelopment to the rear STPP. A precedent has been set in our opinion for the rear section, due to the neighbouring developments which have taken place in the past. In 2012, planning permission was granted by Watford Borough Council for the demolition of existing warehouse storage unit and erection of a new two storey comprising of two flats, to the rear of 115 St Albans Road. Then in 2014, planning permission was granted for the very rear garage to be demolished and replaced with a one-bedroom dwelling on the land to the rear of 115 St Albans Road. There has also been another successful planning application for three 1-bedroom townhouses in 2014, for the land to the rear of 107-111 St Albans Road. In our opinion both the rear workshop and garage could potentially be redeveloped STPP to replicate the neighbouring properties.



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Price

£900,000 for the freehold interest, subject to contract.

VAT

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

EPC

Commercial - Ordered

Residential – Ordered

Car Parking

Double Garage plus 4 Car Parking Spaces

Legal Costs

Each party to be responsible for their own legal costs.

Due Diligence

Whilst all of the above information is given in good faith and is to the best of our knowledge, interested parties should carry out their own due diligence before submitting a formal offer.

Viewings by appointment only

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