

64 & 66 HIGH STREET WATFORD HERTFORDSHIRE WD17 2BS

Location

Watford is the principal town of Hertfordshire, situated approximately 18 miles north of Central London, 8 miles south of Hemel Hempstead and 8 miles south west of St Albans.

With a population of 90,300 (Census 2011) and a total population of just under 1.2 million living within 10 miles of the Town Centre. Its strategic location and excellent road (M1 and M25 motorways) communications have attracted numerous corporate occupiers, including TK Maxx, Cadbury Schweppes, Nissan Finance and KPMG. Watford's retailing is centred around the INTU Shopping Centre, Charter Place Shopping Centre and the High Street/Market Place. Following CSC's acquisition of Charter Place in 2012, a new cinema, leisure facilities and food retailer are planned, which will link into the existing INTU Shopping Centre. In total over £100m of investment is planned creating one of the best shopping experiences in the region. The main line Watford Station provides regular commuter services to London Euston Station in approximately 16 minutes. Heathrow and Luton Airports are both within easy reach.

Situation

The property is situated on the west side of the High Street, the traditional retailing location of the town centre, approximately 20 metres from its junction with Market Street and opposite Meeting Alley, which leads into the INTU Shopping Centre. Nearby retailers include BURGER KING, HSBC, NATIONAL WESTMINSTER, ASK ITALIAN, MOSS BROTHERS, etc.

Description

The property comprises two mid terrace shops arranged on ground with first floor ancillary accommodation. There are two self-contained flats on the second floor, each comprising three rooms, kitchen and bathroom/WC. Access is via a self-contained staircase to the rear.

Town Planning

The buildings are locally Listed and are designated as part of the prime retail frontage and are situated in an Archaeological Priority Zone.

Tenure

FREEHOLD

Tenancy

64 High Street Watford is let on FR&I terms for 25 years commencing from 7 July 1993 at a current rent of £55,000 per annum exclusive, being subject to five yearly upward and downward rent reviews with a minimum rent of £40,000 per annum exclusive.

64 High Street Watford is let on FR&I terms for 10 years and 3 days from 3 July 2008 at a current rent of £75,000 per annum exclusive.

