

Former Lemarie Centre |
524 St Albans Road |
Watford | WD24 7RX

Prominent Cleared Site | To Let |
0.266 acres (0.108 hectares)



Key features

- Main road frontage
- Good access to M1, A41 & M25
- Gated and fenced
- Short term lease (up to 5 years)



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Description

The property comprises a cleared site with secure boundary fencing situated a short distance from the Dome Roundabout adjacent to the North Watford Asda. The property has vehicular access from St Albans Road and is surrounded on 3 sides by roadways. The site has in the past enjoyed connection to utilities, these have been disconnected but could be reinstated.

Accommodation

Cleared site | 0.266 acres | 0.108 hectares

Rates

The property is not currently assessed for rates.

On letting, a Rates Assessment may be put in place.

Location

The property is situated opposite the Dome Roundabout Shell station, adjacent to North Watford Library and immediately to the west of the North Watford Asda superstore. Junction 5 is 1.3 miles to the south east whilst Hunton Bridge M25, A41 interchange is 1.7 miles to the west. The densely populated residential districts and commercial locations of North Watford are immediately to the north and south of this location.

Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

EPC

The property does not require an EPC in its current form.

Legal costs

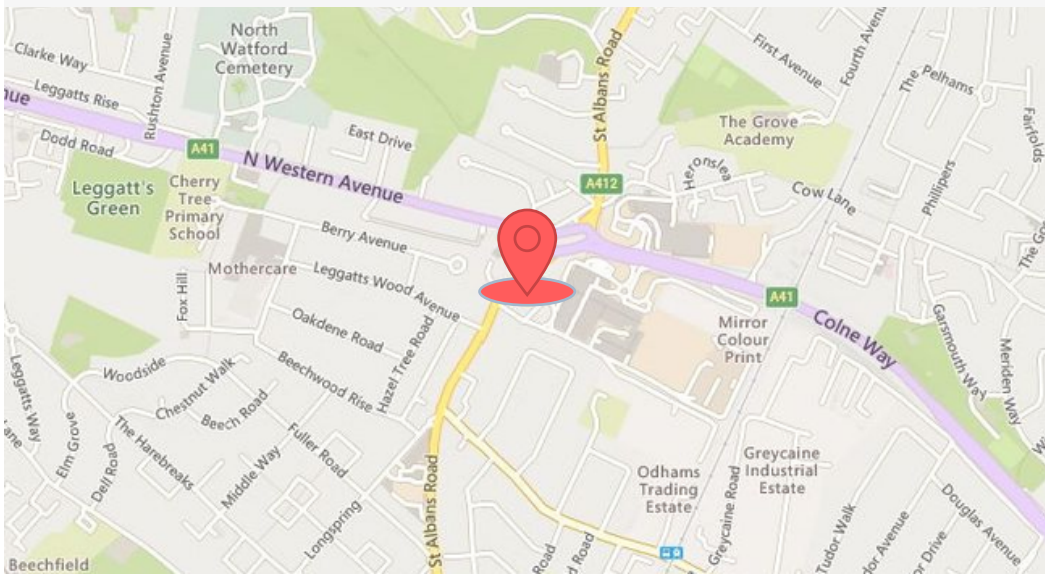
Each party to be responsible for their own legal costs incurred in this transaction.

Tenure

A new lease outside the Landlord & Tenant Act 1954 is available.

Rent

£60,000 per annum exclusive of all outgoings.



For viewings contact

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