

COMMERCIAL ESTATE AGENTS & VALUERS

**PROMINENT SHOP/SHOWROOM TOGETHER
WITH EXTENSIVE BASEMENT CAR PARKING**

2,000 sq ft – 2,585 SQ FT APPROX

TO BE LET OR FREEHOLD FOR SALE

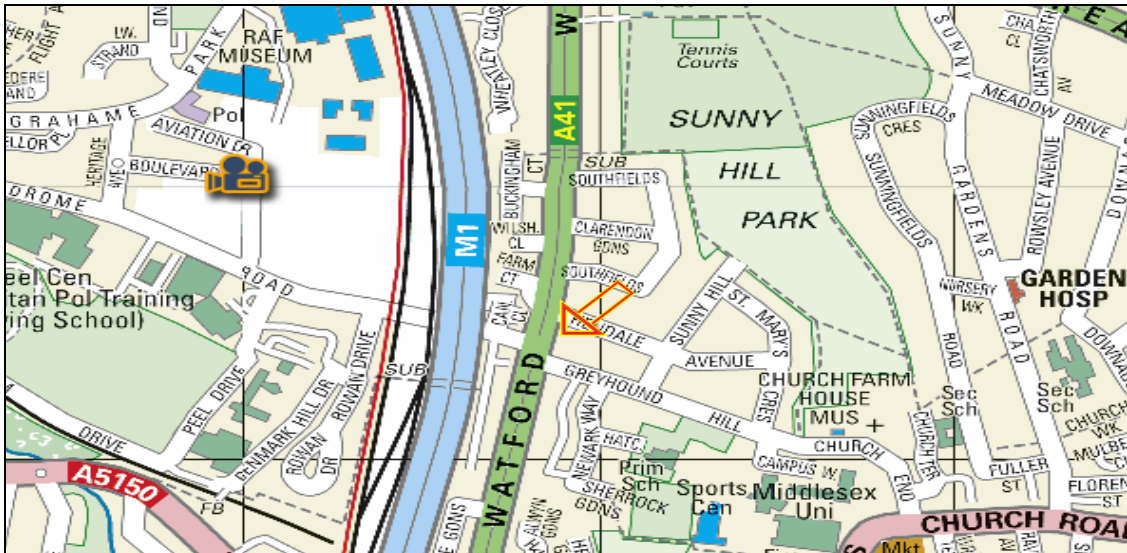
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LOCATION

The premises are situated in a very prominent position at the junction of the Watford Way (A41) and Greyhound Hill offering a high exposure to passing vehicles on this busy main road.

ACCOMMODATION

Comprises a double shop unit which has been for many years used as a car showroom and has been fitted to an extremely high standard. The premises affords the following approximate dimensions and floor areas:

Frontage	45' 3
Maximum internal width	41' 2 narrowing to 17'
Shop depth	68' 6
Ground floor area	2,000 sq ft approx

In addition, 10 – 15 car spaces are available in a basement car park in an adjoining building for sale or to let.

AMENITIES

- * Large skylight
- * Tiled flooring
- * Sodium & spot lighting
- * Air conditioning
- * Rear electric roller door leading to service road

LEASE

A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals if applicable.

RENT

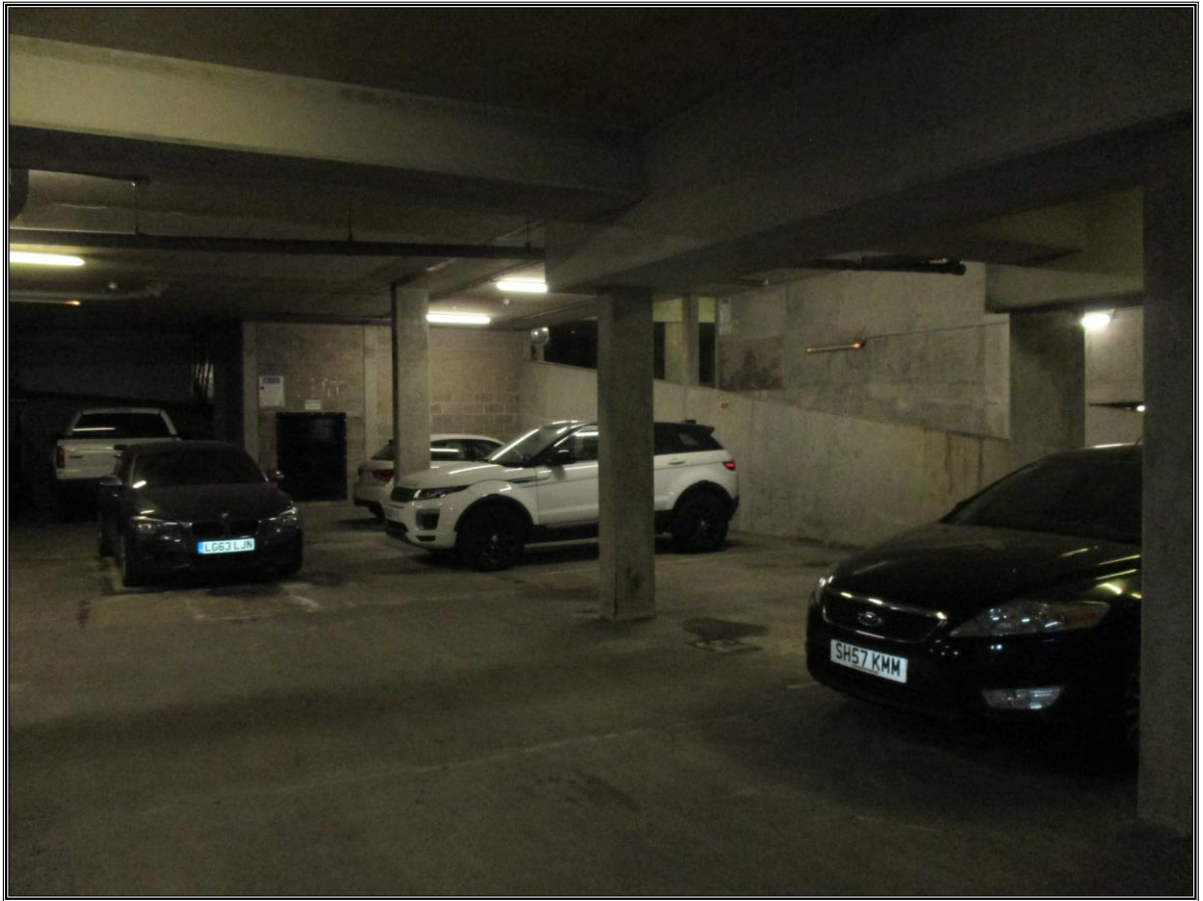
Shop only: £45,000 per annum exclusive.
 Car parking: £25,000 per annum exclusive.

Alternatively

TENURE	Freehold for sale with vacant possession of the double shop. The residential upper part comprises 2 x studio flats and 1x 2 bed flat let on ASTs producing a total income of £52,800 per annum.
PRICE	£1,500,000 The basement car park is held on a long lease with 94 years remaining and is available to purchase for £200,000.
RATES	Obtained from the www.voa.gov.uk website the showroom premises has a rateable value of £31,500 with rates payable for 2024/2025 are £15,718 per annum. Retail, hospitality and leisure uses currently are legible for rates relief of 75%. Interested parties should confirm annual rates payable with the Rating Authority.
EPC	To be confirmed.
LEGAL COSTS	Each party to be responsible for their own costs incurred.
VIEWING	Strictly by appointment through sole agents as above
NB	The adjoining shop of 585 sq ft which currently intercommunicates is available to rent at £15,000 per annum exclusive. Further details upon request.



Shop / Showroom



Basement Car Park

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- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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