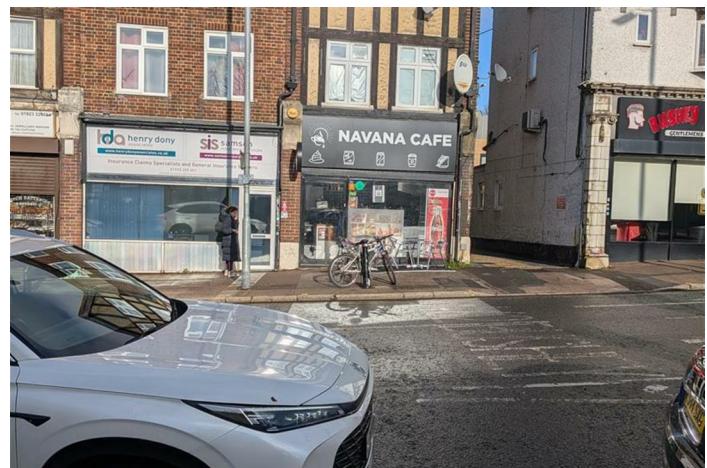


LEASEHOLD



A1 (EPC Rating: B)

**YE CORNER, CHALK HILL, BUSHEY,
WATFORD, WD19 4BS**
Asking Price

£25,000

0 Bedroom A1 located in Watford

Warren Anthony Commercial are delighted to bring to the market this highly visible ground floor unit currently trading as The Sandwich Shop having opened in October 2024 but due to unforeseen personal reasons the lessee now looking to sell both the lease and business it located on Chalk Hill almost at its junction with Aldenham Road close to both Bushey Arches and Bushey mainline railway station with access also to the M1 and M25 motorways nearby.

Warren Anthony Commercial are delighted to bring to the market this highly visible ground floor shop unit currently trading as the Navana Cafe having been operating since May 2025 but due to personal reasons only the client is now looking to sell the lease and business as a going concern it is located on Chalk Hill almost at its junction with Aldenham Road close to Bushey Arches and Bushey mainline railway station as well as easy access also to both the M1 and M25 motorways nearby.

Size 18 square metres/193.75 square feet approx.

Lease 5 years from 1st May 2025 up to and including 30th April 2030 with upward only rent review at the end of the 3rd year.

Rent £7,000 per annum exclusive with no VAT payable.

Premium £25,000 subject to contract for the benefit of the remaining lease, business and all fixtures and fittings currently in situ (with a copy of the full list available upon application).

Turnover currently between £300-£400 per week (to include we understand not only walk in trade but both Just Eat and Deliveroo as well). Also we believe potential to increase sales by introducing non-vegetarian items, as many customers have we understand requested them; currently, only offering

vegetarian items

Trading hours currently Monday through to Saturday 8am-5pm (Sunday Closed) but with the option to not only extend these hours but open Sunday also.

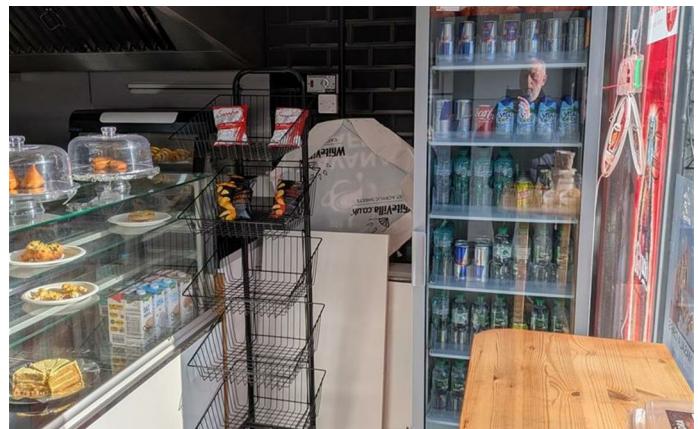
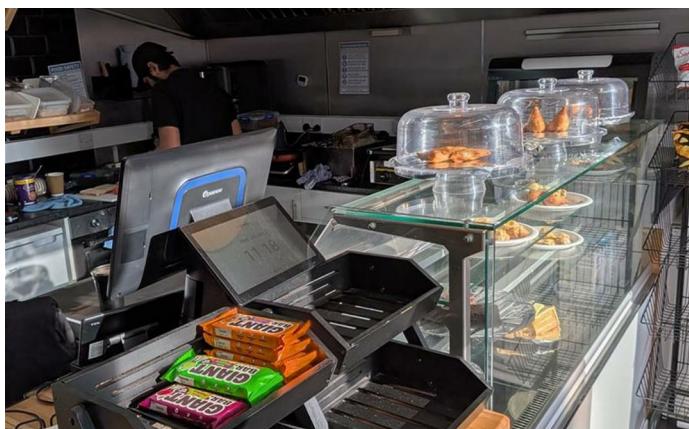
Rateable value from 1st April 2023 to present £4,600 but we understand to be exempt from any rates payable but recommended that any interested party make their own enquiries to the local rating authority at Watford Borough Council.

Energy Performance Certificate valid until 17th October 2029 with an existing Energy Rating D.

Legal costs including those of the Landlord to be confirmed.

A non-refundable deposit in the sum of £300.00 to be taken by Warren Anthony Estate Agents on agreeing terms and this to allow the shop to be removed from the market and the agent on behalf of both the Landlord and seller to carry out its due diligence to include receipt of references and/or accounts etc.

Viewing strictly by prior appointment only through Sole Agent Warren Anthony Commercial 01923 220012 option 3 commercial.

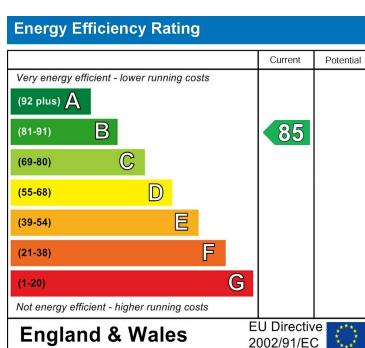


COMMERCIAL SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

Council Tax Band

B

Energy Performance Graph



Call us on

01923 220012

sales@warrenanthony.co.uk

<https://www.warrenanthony.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the