

Leisure (EPC Rating: )

HIGH STREET, WATFORD, WD17 1LN

Per Annum

£42,000 Per

# 0 Bedroom Leisure located in Watford

Warren Anthony Commercial are delighted to bring to the market this recently and extensively refurbished Canvas Bar & Nightclub the legendary Watford Club suitable for every occasion and every need arranged over the first floor with in excess of some 2,000 square ft approx. of dancing, varied music and state-of-the-art sound system with a capacity for more than 200 partygoers and ideally located at the top end of the town currently open on Friday and Saturday only between the hours of 7pm-3am but as well as having an existing licence to open Monday through to Sunday everyday between 10am-3am

## **Canvas Bar & Nightclub**

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The first floor additionally has the benefit of having its own self contained entrance, bar and kitchen, male and female toilets as well as possible off road parking at the rear for at least one car.

Lease available by way of a new full repairing and insuring 10/15 years lease with 3 yearly upward only rent reviews at a rent of £3,500 per calendar month (equivalent to £42,000 per annum exclusive of all outgoings) plus VAT.

Premium/price £50,000 subject to contract for the benefit of the new lease and all existing fixtures and fittings (plus VAT if applicable to be confirmed).

Rates payable (for both the ground and first floors we currently understand to be £19941 per annum) to be split by arrangement with either the landlord and/or local rating authority but recommend that all interested parties are invited to make their own enquiries and this to either the landlord and/or local rating authority at Watford Borough Council.

Energy performance certificate available upon application.

A non-refundable deposit in the sum equivalent to 10% of the premium/price as agreed to be taken by Warren Anthony Estate Agents this on agreeing terms and prior to proceeding with any legal formalities and this to allow the property to be removed from the market and the agent on behalf of the Landlord to carry out its own due diligence to include receipt of references and/or accounts etc.

Legal costs including those of the Landlord to be borne by the ingoing tenant.

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

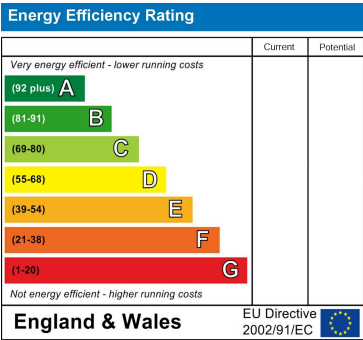




WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

Council Tax Band

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

