



Restaurant & Take Away (EPC Rating: C)

MARKET STREET, WATFORD, WD18

0PD

Price Guide

£80,000



0 Bedroom Restaurant & Take Away located in Watford

Warren Anthony Commercial are delighted to bring to the market this double fronted ground floor shop premises 136 square meters/1,463 square feet approx. currently trading for at least the past 3.5 years approx, (since November 2022) as Delizio Pizza with vinyl floor, suspended ceiling with LED panel lighting, sales counter, EPOS till, Coca-Cola fridge, Ben & Jerry's Ice Cream display freezer, Tables and chairs providing seating for 16 people, CCTV system (12 cameras and 1 monitor).

Open plan kitchen area, stainless steel extractor unit, pizza oven(2 deck), refrigerated making table, deep fryer, 2 x griddle, Bain Marie (3-pot), burger make line, freezer, drinks display fridge (glass fronted upright), Bean to Cup Coffee Machine, Dough mixer, roller and preparation tables.

Walk in Cold room.

Walk in Freezer.

Staff toilet with W.C.. and wash hand basin.

Basement in the region of 200 square feet approx. currently used for storage purposes only.

It is situated on a parade of mainly shops and restaurants, just off the High Street, close to the town's main shopping centre with football ground and Watford General Hospital nearby.

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Turnover - We are advised by the current occupier that the turnover currently averages £2,500 per week approx. with a gross profit we understand of 65% approx. plus 4 Cloud Kitchens turnover currently averages £2,500 per week approx. via various portals with full details of which available if required upon request.

Opening hours - Currently open 7 days a week
Monday - Saturday 11am - 2am
Sunday 11am - 1am

Staff - The business is at present we understand operated only by the occupier and his wife with any other staff including drivers and any other part time staff employed if and when required.

Parking - With parking space for 1 car accessed via the service road at the rear.

Tenure - We have been advised by the current occupier that the premises are held on a secure renewable 15 years full repairing and insuring lease from September 2021 subject to 5 yearly upward only rent reviews (with next rent review in September 2026) at a current rent of £27,000 per annum exclusive.

Premium/Price - Just now reduced 15.04.2026 to £80,000 subject to contract for the benefit of the remaining lease (10 years from September 2026), goodwill, all existing fixtures and fittings plus on completion stock at valuation.

Business rates payable - From we understand April 2025 £5,000 per annum approx. (with all interested parties they are recommended to make their own enquiries to the local rating authority at Watford Borough Council).

EPC (Energy Performance Certificate) - Energy rating and score 80D
Certificate number 0010-3949-0353-6470-8054
Valid until 17 September 2027

Legal fees - With each party to be responsible for the payment of their own legal costs incurred in this transaction.

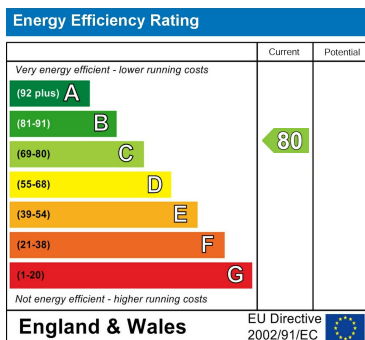
Viewing - Strictly by prior appointment only Warren Anthony Estate Agents on 01923 220012 Option 3 Commercial



Council Tax Band

C

Energy Performance Graph



Call us on

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<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