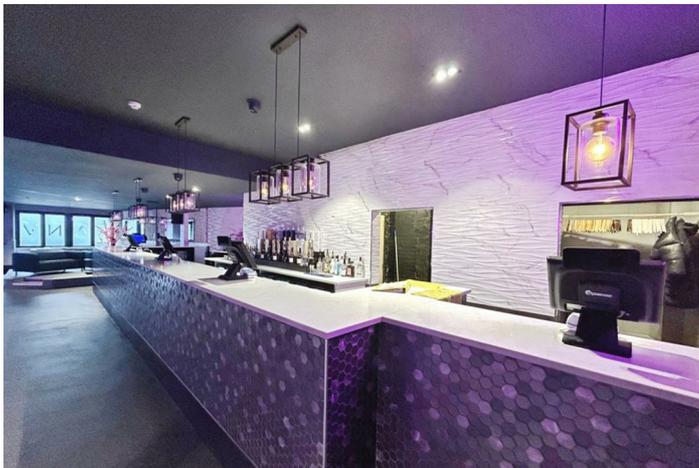


FREEHOLD



Leisure (EPC Rating: )

HIGH STREET, WATFORD, WD17 1LN

Asking Price

£2,695,000

# 0 Bedroom Leisure located in Watford

Warren Anthony Commercial are delighted to bring to the market this freehold two storey recently and extensively refurbished Canvas Bar & Nightclub with the legendary Watford Club suitable for every occasion and every need arranged over ground and first floors with just over 4,500 square ft approx. of dancing, varied music and state-of-the-art sound system with a capacity for more than 100 partygoers and ideally located at the top end of the town currently open on Friday and Saturday only (excluding event days) between the hours of 7pm-3am but as well as having an existing licence to open Monday through to Sunday everyday between 10am-3am.

The Canvas Bar boasts a prime location, making it an ideal spot for those seeking a vibrant social scene. With its contemporary design and thoughtful layout, the space is well-suited for a variety of leisure activities, whether it be a lively bar experience or a venue for events. The refurbishment has not only enhanced the aesthetic appeal but has also improved functionality, providing a welcoming environment for both guests and staff.

Situated in a prominent area, the property benefits from high foot traffic and excellent visibility, making it a fantastic investment for those looking to enter the leisure market or expand their existing portfolio. The surrounding area is known for its diverse range of shops, restaurants, and entertainment options, further enhancing the appeal of this location.

This is a rare opportunity to own a fully refurbished leisure property in a sought-after area. Whether you are an experienced operator or a new entrepreneur, the Canvas Bar offers the potential for success in a thriving market. We invite you to explore this exciting opportunity and envision the possibilities that await in this vibrant space.

Warren Anthony Commercial are delighted to bring to the market this freehold two storey recently and extensively refurbished Canvas Bar & Nightclub with the legendary Watford Club suitable for every occasion and every need arranged over ground and first floors with 420 square meters / 4,520 square ft approx. of dancing, varied music and state-of-the-art sound system with a capacity for more than 100 partygoers and ideally located at the top end of the town currently open on Friday and Saturday only (excluding event days) between the hours of 7pm-3am but as well as having an existing licence to open Monday through to Sunday everyday between 10am-3am.

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 one car.

Available now by way of a sale of the Freehold only (excluding the business) with full vacant possession on completion.

Price £2,695,000 (Two Million, Six Hundred and Ninety Five Thousand Pounds) subject to contract with the benefit of full vacant possession on completion (excluding all existing fixture and fittings. However, these available subject to negotiation at a price to be agreed).

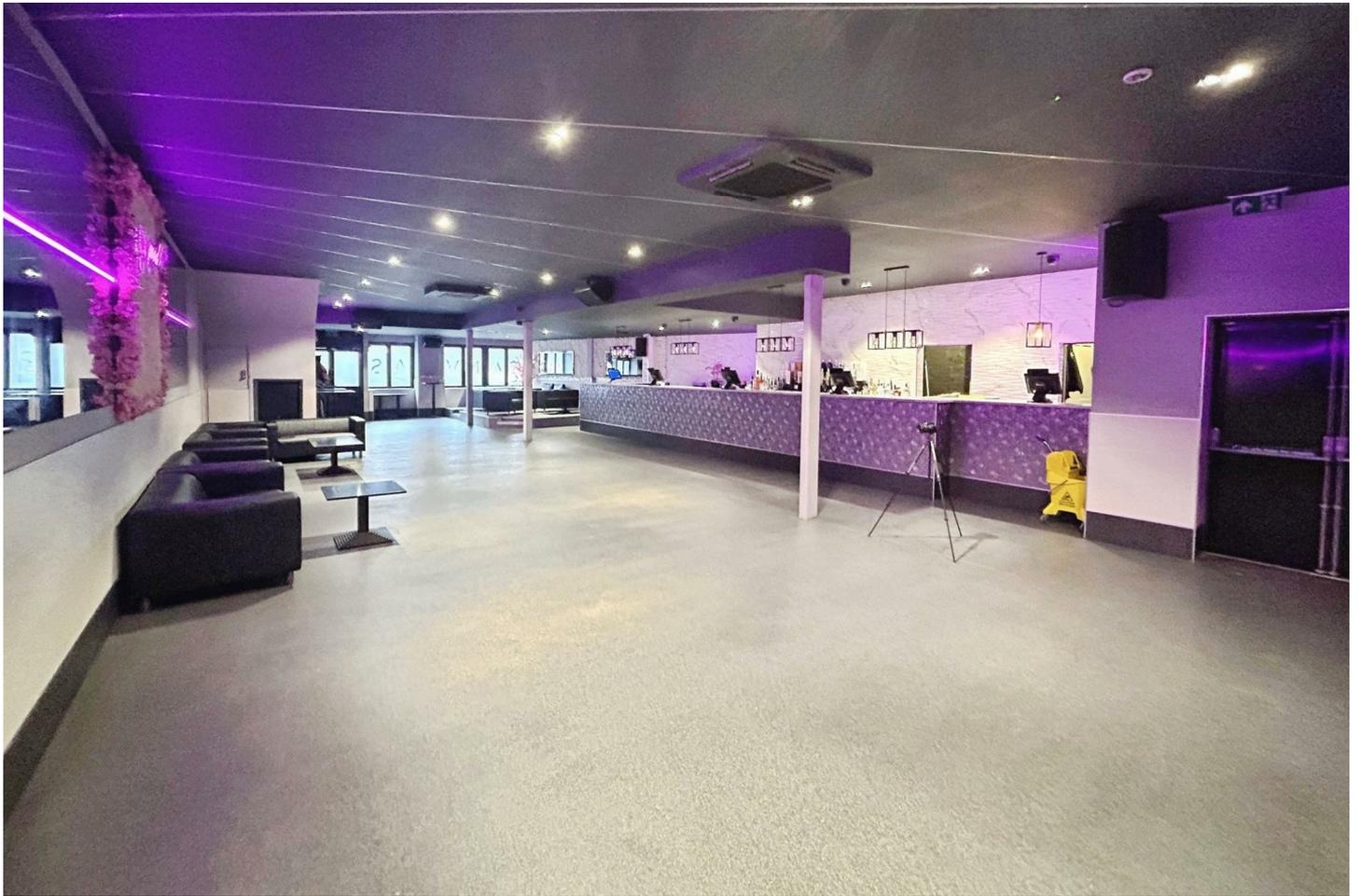
Rates payable with a current rateable value of £44,000 with the actual rates payable to be confirmed but will always recommend that all and any interested party should make their own enquiries and this to the local rating authority at Watford Borough Council.

Energy performance certificate available upon application.

A non-refundable deposit in the sum equivalent to 1% of the 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 proof of funds if required etc.

Legal costs with both parties to be responsible for the payment of their own legal costs incurred in this transaction.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

