

FREEHOLD



Leisure (EPC Rating:)

QUEENS ROAD, WATFORD, WD17 2LA

Guide Price

£650,000

0 Bedroom Leisure located in Watford

Warren Anthony Commercial are delighted to bring to the market the lower two floors (ground and lower ground floor/basement) of this unique period corner building comprising currently a ground floor bar and restaurant and record shop with separate self-contained lower ground floor/basement bar it having not only its own bar and kitchen but separate street access also and ideally suitable for its own private parties and events with live bands and DJ. Ground Floor 1064 square feet approx. First Floor 786 square feet approx. Total Floor Area 1850 square feet approx.

Johnny's 1850

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Ground Floor 1064 square feet approx.
First Floor 786 square feet approx.
Total Floor Area 1850 square feet approx.

The property it has we understand a very long history of being used as a bar, nightclub and restaurant and offered currently also with the benefit of various existing licences necessary to operate still accordingly these having been granted with scope for not only only but much future potential as well as maybe possible planning for conversion into at least 4 x studio flats subject of course to obtaining the necessary planning permission.

Located on Queens Road within close proximity of not only Watford Town Centre with is many shops multiple and local, bars, coffee shops and restaurants as well as Watford Junction Mainline Railway Station also and easy access to both the M1 and M25 motorways nearby.

Lease originally 999 years unexpired from 25/12/2013 with just over 987 years approx. remaining including a peppercorn ground rent per annum with a guide price of £650000 subject to

contract.

Alternatively, available by way of a new full repairing and insuring lease for a term to be agreed, say 5/10 years or longer subject to periodic upward only rent reviews and/or break clause(s) at a rental of £3000 per calendar month / equivalent to £36000 per annum exclusive of all outgoings and a premium of £30000 subject to contract for the benefit of the lease, business and fixtures and fittings.

Turnover we understand to be currently with an average of £5000 gross per week up to a maximum of £10000 per week to include weekends but with much further scope for future potential with the current operators/tenant having for personal reasons only now decided to leave.

EPC with we understand a current rating of D with Council Tax to be confirmed.

VAT payable if applicable.

A non-refundable deposit in the sum of £3000 payable to Warren Anthony Estate Agents this to be paid on the agreement of terms and will be paid as a one off payment and separate from all other payment subsequently made for either the rent and/or premium/price or both subject to contract.

Legal Costs with each party to be responsible for the payment of their own legal costs incurred in this transaction.


Viewing strictly by prior appointment only through Sole Selling/Letting Agent Warren Anthony Commercial on 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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

