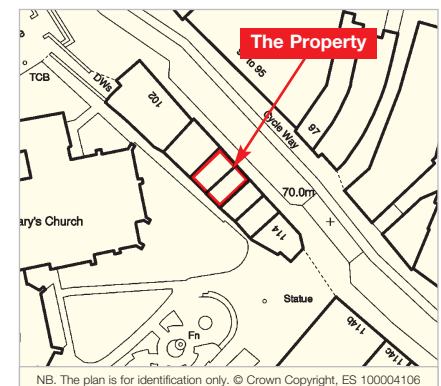
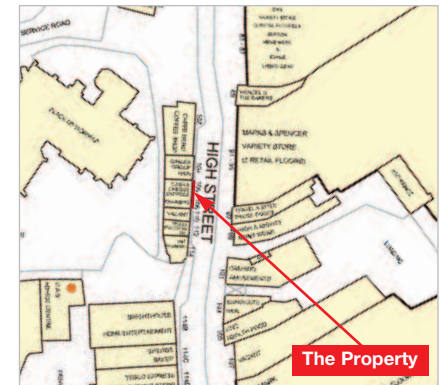


## Watford

### 106-108 High Street, Hertfordshire WD17 2BW

- **A Freehold Double Fronted Building**
  - **Comprising One Retail Unit and Four Self-Contained Flats**
  - **Central Watford Location**
  - **Retail Unit subject to a Commercial Lease expiring 2021**
  - **Each Flat subject to an Assured Shorthold Tenancy**
  - **Total Current Rent Reserved**
- £67,880 per annum (equivalent)**



#### Seller's Solicitor

Messrs Benson Mazure (Ref: Mr Levy).  
Tel: 020 7486 8091.  
Email: aimlevy@bensonmazure.co.uk

#### INVESTMENT – Freehold Building



#### Tenure

Freehold.

#### Location

The property is situated on the west side of High Street to the north of its junction with King Street. Centrally located within Watford's shopping centre, nearby retailers include Marks & Spencer, BHS, High & Mighty and H&T Pawnbrokers. Intu Shopping Mall is only 125 metres (410 ft) to the south where further multiple retailers occupy with John Lewis as the anchor tenant. Fast rail services to central London run from Watford Junction Station and Watford High Street Station provides services on the London Overground network. Both the M1 and M25 Motorways are also easily accessible.

#### Description

The property comprises two inter-communicating buildings arranged over basement, ground and two upper floors. The retail comprises a double fronted shop unit on ground floor with basement ancillary and staff facilities. The upper floors are accessed off the square of St Mary's Church and provide a total of four self-contained flats.

#### Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

#### VAT

VAT is applicable to this lot.

#### To View

The property will be open for viewing on Thursday 13th and Thursday 20th March between 9.30 – 10.15 a.m. (Ref: DK).

Unit	Floor	Present Lessee	Accommodation	Lease Terms	Rent £ p.a.
106-108 High Street	Ground and Basement	Cash & Cheque (UK) Ltd (CRN-02965805) t/a 'Foreign Exchange'	Gross Frontage 8.90 m (29' 2") Net Frontage 8.25 m (27' 1") Shop Depth 5.75 m (18' 2") Built Depth 7.00 m (23' 0")	10 years from 4th October 2011 Rent Review in the fifth year FR & I	£35,000
Flat 1	First & Second	An Individual	First Floor – Reception, Kitchen Second Floor – Bedroom, Bathroom with WC and wash basin	Assured Shorthold Tenancy for a term expiring 2nd June 2014	£8,580
Flat 2	First	An individual	Reception/Kitchen, Bedroom, Shower Room with WC and wash basin	Assured Shorthold Tenancy for a term expiring 23rd September 2014	£7,800
Flat 3	Second	An Individual	Reception/Kitchen, Bedroom, Shower Room with WC and wash basin	Assured Shorthold Tenancy for a term expiring 11th September 2014	£7,800
Flat 4	Third	An Individual	Reception/Kitchen, Bedroom, Bathroom with WC and wash basin	Assured Shorthold Tenancy for a term expiring 31st July 2014	£8,700

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.