

Watford

**32 Clarendon Road,
Hertfordshire
WD17 1JJ**

- **A Freehold Office Building and Car Park**
- Planning Permission for Offices and 22 Self-Contained Flats
- 41 Marked Car Parking Spaces
- Income Generating Management Agreement over the parking spaces
- Gross Car Park Income between February 2013 – January 2014

£64,643 p.a.*

**SIX WEEK COMPLETION
AVAILABLE**



Joint Auctioneer

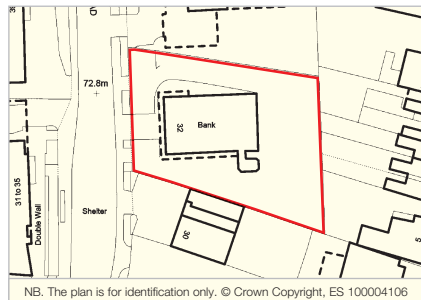
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Seller's Solicitor

Penman Sedgwick LLP (Ref: Claire Miller).
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To View

The property will be open for viewing every Monday and Friday before the Auction between 9.30 – 10.30 a.m. (Ref: UD).



**VACANT – Freehold Office Building
with Planning Permission**



Tenure

Freehold.

Location

The property is situated on the east side of Clarendon Road to the north of its junction with Beechen Grove (A411). Occupiers along Clarendon Road include KPMG, Bathstore UK Ltd, HMRC, FIS-First in Financial Technology, Watford Community Housing Trust and Jurys Inn Hotel (opposite). Watford Junction Rail Station is 0.4 miles to the north and provides direct services to London Euston with journey times of 16-22 minutes. Junction 5 of the M1 Motorway is situated around 2 miles to the north-east and provides access to Central London and Junction 21A of the M25 London Orbital. To the south of the property is Watford town centre where a range of amenities and facilities can be found including the Intu Watford Shopping Centre.

Description

The property comprises a detached office building arranged over basement, ground and two upper floors. Internally the building has been stripped to its fabric and has been removed from the rating list (excluding the car park). A lift to all floors remains (not tested). Externally there are 41 marked car parking spaces.

Accommodation

The ground, first and second floors provide a total Gross Internal Area of approximately 922 sq m (9,924 sq ft).

There are 41 marked parking spaces.

Site Area 0.18 Hectares (0.452 Acres)

Planning

Local Authority: Watford Borough Council.
Tel: (01923) 278 100

Full planning permission was granted on 31st October 2013 for the 'Demolition of existing building and redevelopment of site, to provide a Gross Internal Area of 1,632 sq m (17,567 sq ft) of office (Class B1A) floorspace and 22 residential flats with associated surface and basement car parking, cycle and bin storage and landscaping' (Application No. 13/00863/FULM).

NB. According to the Section 106 Agreement, any 8 of the 22 units can be sold as Intermediate Tenure Housing. i.e Shared Ownership Units.

Tenancy

A management agreement relating to the car parking area has been entered into for a term of 18 months from 5th February 2013 and can be terminated upon 30 days' notice*. The agreement entitles the 'customer' to 45% of all tariff payments received. The most recent payments are as follows:

February 2013 to April 2013	£13,673
May 2013 to July 2013	£16,739
August 2013 to October 2013	£18,123
November 2013 to January 2014	£16,108
Total	£64,643

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.allso.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.

