

VDBM

Chartered Surveyors

01923 845222

T: 01923 845222 E: property@vdbm.co.uk W: www.vdbm.co.uk



138 WATFORD ROAD, CROXLEY GREEN, WD3 3BZ

£22,500 per annum inclusive

- FORMER DENTAL SURGERY
- SUITABLE FOR A VARIETY OF USES
- MAIN ROAD LOCATION
- RENT £22,500 PA (NO VAT)

LOCATION

The Property is situated in a popular parade very close to Croxley Metropolitan Line Station on a busy main road. There is a public car park almost opposite.

DESCRIPTION

A former dental surgery over two floors.

Parking at rear.

The Property is suitable for various medical type uses or for retail or office use with Class E.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor	447 sq ft
First Floor	357 sq ft
Rear Staff/Stores	<u>154 sq ft</u>
Total	958sq ft

TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£22,500 per annum inclusive

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £12,750

For verification purposes, prospective occupiers are advised to make their own enquiries as to the amount payable

LEGAL COSTS

The incoming tenant to bear the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of D (78).

VIEWING

Strictly by appointment through VDBM on 01923 845222.