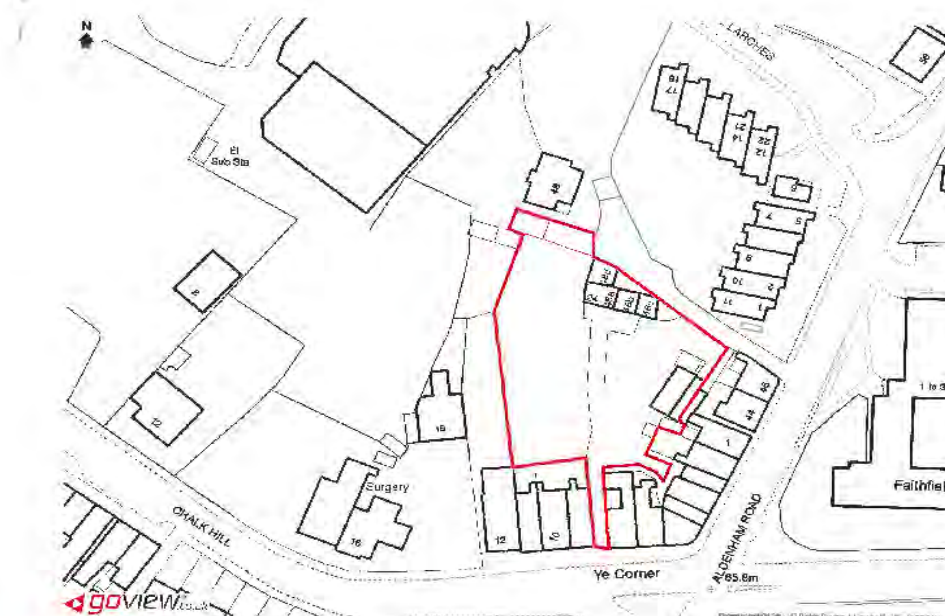


INVESTMENT WITH DEVELOPMENT POTENTIAL STP FOR SALE



**REAR OF 8/9 YE CORNER
CHALK HILL
WATFORD
HERTS WD19 4BG**

See important notice overleaf

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REAR OF 8/9 YE CORNER, CHALK HILL, WATFORD, HERTS WD19 4BG

DESCRIPTION & SITUATION	<p>An opportunity to purchase a yard and premises which is situated to the rear of shops, offices and flats. The total plot area is approximately 0.4 of an acre and is occupied and used (under annual licence agreements) by a number of single storey workshops which are used for various activities associated with the motor trade. An additional unit is used as an associated small office space.</p> <p>Access to the site is via a singular vehicular roadway between the shops fronting Ye Corner. A further shared access by way of a right of way is to the north of the site and is shared with privately owned and occupied residents.</p> <p>A full schedule of tenancies is available by request and all agreements are subject to one month's termination by either party.</p> <p>The current net income is £90,911.60 per annum.</p>
TENURE	Freehold
PRICE	OFFERS ARE INVITED SUBJECT TO CONTRACT
ADJACENT LAND	We can advise that the current owners have had some initial discussions with a number of adjoining land owners who have indicated a willingness to enter further discussions with a view to assembling a large development site in this location.
LEGAL COSTS	Each party to pay their own costs.
VIEWING	Strictly by appointment through Agents BOWYER BRYCE Simon Scott 01438 902082 simon.scott@bowyerbryce.co.uk
Ref: 012310	

Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).