

Prime Town Centre Retail Unit  
Approx. (1,396 sq ft) 129.72 sq m

**AITCHISON  
RAFFETY**



349 Watling Street, Radlett , Herts, WD7 7LB

**For Sale**

- Rare freehold opportunity
- Self contained ground floor and basement retail unit
- A1 Permitted use
- Prime retail pitch in centre of Radlett
- Currently occupied as a hairdressers
- High quality of internal fit out
- On street metered parking
- Walking distance of Radlett mainline train station



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349 Watling Street  
Radlett  
Herts  
WD7 7LB



## Description

Comprises a rare opportunity to purchase a self contained retail unit on ground and basement floors within this prime retail pitch. The property is currently fitted out as a hairdressers with high quality finishes and decoration. The ground floor is predominantly open plan with a rear kitchen and store room and the ground floor is fitted out as treatment rooms together with a WC. There is metered car parking to Watling Street and a car park within walking distance.

## Location

The property is situated in a prominent position in the prime retail parade of Radlett town centre. Radlett is an affluent town with a population of 8,042 and is situated in close proximity to the M25 and M1. The mainline station providing fast and frequent services to St Pancras (20 mins) is within walking distance.

## Floor Area

The approximate net internal floor areas are:

Ground Floor	736 ft <sup>2</sup>	(68.33 m <sup>2</sup> )
Basement	<u>661 ft<sup>2</sup></u>	<u>(61.39 m<sup>2</sup>)</u>
<b>Total</b>	<b>1,396 ft<sup>2</sup></b>	<b>(129.72m<sup>2</sup>)</b>

## Sale

The freehold interest in the subject property is available at a price of **£540,000**.

The residential upper parts were sold on a long lease for 125 years at a ground rent of £50 per annum.

## Business Rates

From verbal enquiries with the Local Authority we are advised that the rateable value is £25,000 with rates payable approximately £11,650 per annum.

## Energy Performance Rating

Awaited

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## VAT

The building is not elected for VAT and is not payable on the purchase price.

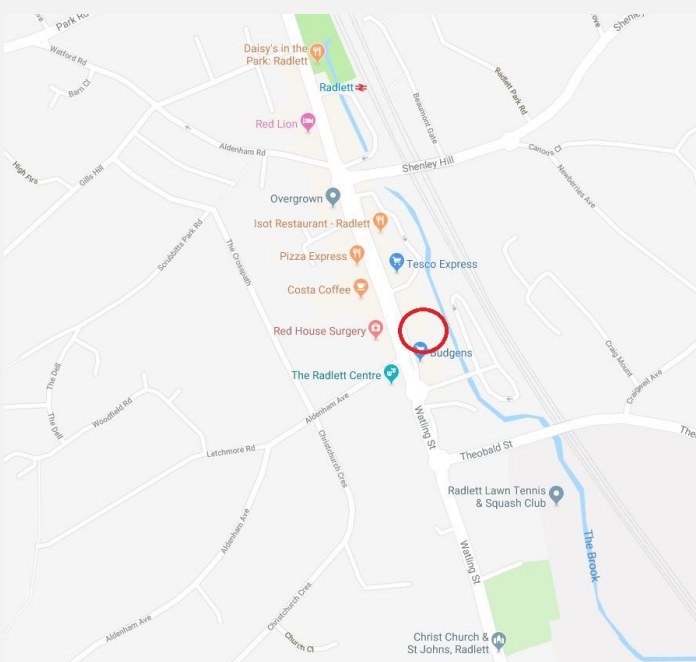
## Viewings

Strictly by appointment via the sole agents.

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