

PROMINENT CORNER FREEHOLD

THE BEDFORD ARMS

26 LANGLEY ROAD, WATFORD, HERTS, WD17 4PT



- **GROUND FLOOR FOOTPRINT - 180m² (1,935 sq ft) APPROX**
- **POTENTIAL FOR A VARIETY OF USES (STP)**
- **LARGE COURTYARD & 7 ROOMS ABOVE**
- **WELL EQUIPPED COMMERCIAL TRADE KITCHEN**

FREEHOLD FOR SALE - OIRO £325,000, EXC VAT

LOCATION

Watford is located approximately 20 miles north west of central London with a population approaching 80,000. The town benefits from excellent transport links with the M25, junctions 19 & 20, and the M1, junction 5, serving the town. Watford Junction British Rail station, a short walk from the property, provides a fast rail link to London Euston, the Midlands, North West and Scotland.

The Bedford Arms is located in a prominent position in a mainly residential area facing Langley Road.

PROPERTY

The Bedford Arms is a Victorian end of terrace two storey brick built corner property under pitched tiled roof. The ground floor, accessed by a central lobby, provides a largely open plan trade area with single wooden bar servery, male and female WCs, raised stage area and a mix of fixed and loose seating for 60 covers.

To the rear is a modern single storey extension providing a large commercial trade kitchen, wash up and prep area, with service hatch through to the main trade area. Accessed from the rear courtyard are steps to a large basement cellar.

The first floor provides 7 rooms, previously used for letting purposes, 3 of which benefit from en-suite facilities.

Externally the property provides a walled courtyard patio with space for 8 picnic tables, partially covered smoking shelter and a large shed used for storage. To the front is a fenced area, which provides a further area for 4 picnic tables, fronting Langley Road.

The ground floor footprint, measured from digital mapping, extends to approximately 180m² (1,935 sq ft).

PLANNING

We are advised that the property is locally listed and situated within a Nascot Conservation Area. Prospective purchasers are advised to make their own enquiries to Watford Borough Council at www.watford.gov.uk, or by telephone on 01923 226400.

RATES

The current 2010 Rateable Value for the public house is £25,000 per annum. The residential element is separately assessed as Band C with an annual charge of £1348.

LEGAL COSTS

Each party to be responsible for their own legal costs

PRICE GUIDE

Freehold offers are invited in the region of £325,000, exc VAT, which will be payable at the prevailing rate.

For further information or to arrange a viewing contact Tom Nichols on 07715 054959 or tom@everardcole.co.uk or Chris Rogers on 07900 684488 or chris@everardcole.co.uk

