



125-127

The Parade

Watford

WD17 1NA

FOR SALE

or TO LET

45,000 SQ FT TOWN CENTRE OPPORTUNITY



SUI GENERIS SPACE SUITABLE FOR A VARIETY OF TOWN CENTRE USES, INCLUDING OFFICES, LEISURE, CO-LIVING, SELF-STORAGE, EDUCATIONAL, PLACES OF WORSHIP, OWNER-OCCUPIERS OR LEASING.

EXECUTIVE SUMMARY

- Centrally located in Watford Town Centre, less than a mile from both Watford Junction (Overground) and Watford (Metropolitan line) Underground stations.
- Watford is undergoing revitalisation of the town centre through adoption of a Watford Town Centre Strategic Framework Plan - within which the subject property opportunity "to positively sculpt the character of Watford".
- The building is arranged over basement, ground and two upper floors and presents as a former nightclub (Sui Generis) with corner frontage to High Street.
- The premises benefit from voluminous open areas with excellent floor to ceiling heights throughout.
- Total GIA 45,616 sq ft.
- VAT is applicable.
- Unconditional offers sought on a freehold or leasehold basis.

LEASEHOLD

Rent & terms on a new lease basis upon application.

GUIDE PRICE

We are instructed to guide £4,000,000 (Four Million Pounds) subject to contract.

This equates to a very low capital value of £87 psf, significantly below replacement cost.

[CLICK HERE TO VIEW DRONE VIDEO](#)





LOCATION



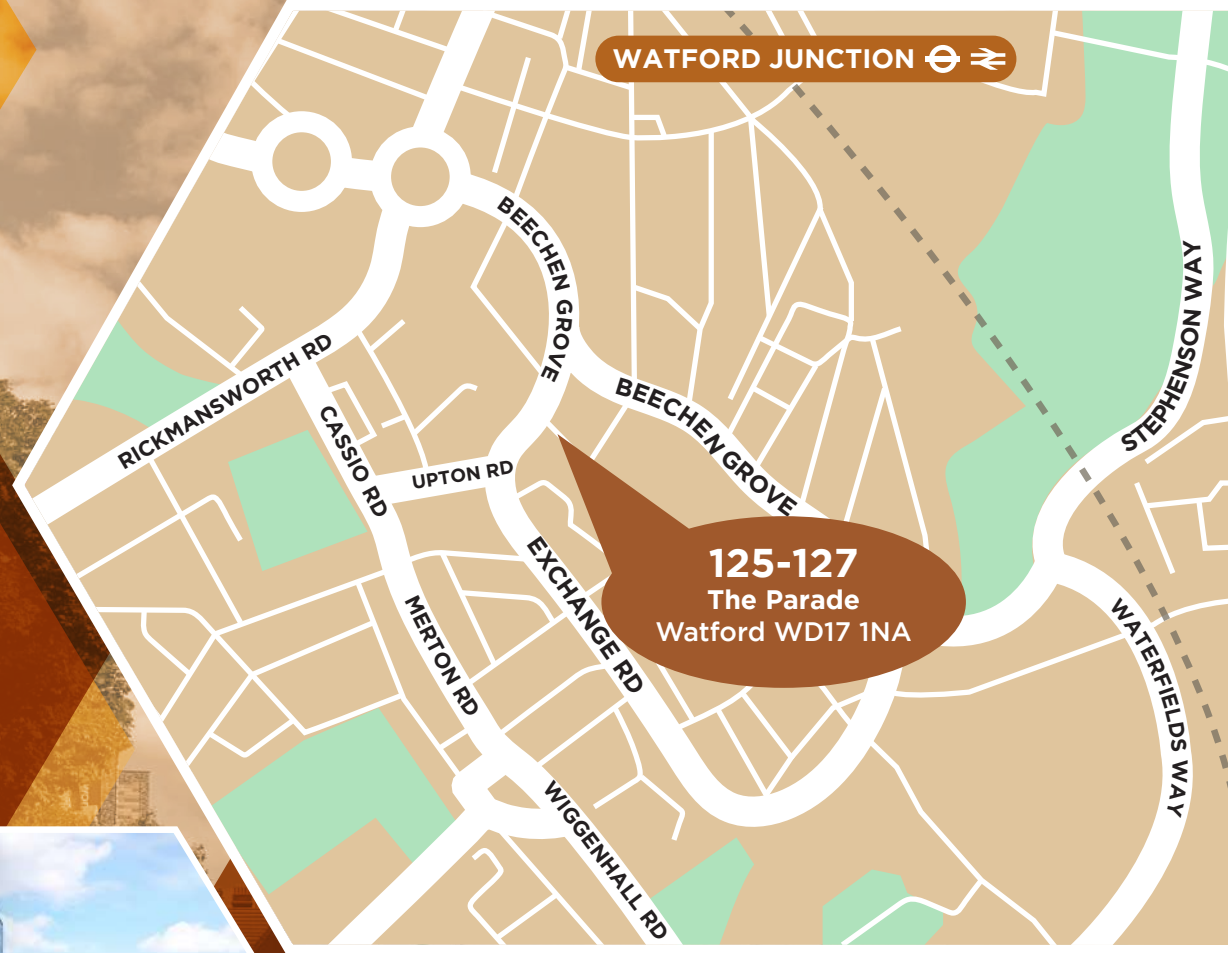
Watford Underground Station provides direct access to the London Underground network via the Metropolitan Line, ensuring that your commercial property enjoys a direct link to the bustling city of London. Commuters can swiftly travel to major business districts, such as Baker Street and the West End.



Watford Town Centre's strategic location is further complemented by its proximity to major roadways. The M1 motorway is within easy reach, providing direct access to London and the North. The M25, London's orbital motorway, is just a short drive away, facilitating efficient transportation of goods and ensuring that employees and customers can navigate the region seamlessly.



Local bus services are an integral part of Watford's public transportation network. Bus stops are conveniently located throughout the town centre, ensuring easy access for employees and customers. These services provide vital connections to surrounding neighbourhoods and beyond, making it convenient for individuals to reach your commercial property investment.



JOURNEY TIMES FROM WATFORD STATION

WEMBLEY PARK

FINCHLEY ROAD

BAKER STREET

SWISS COTTAGE

REGENT STREET

FARRINGTON

LIVERPOOL STREET

28 MINS

36 MINS

40 MINS

43 MINS

52 MINS

54 MINS

1 HOUR

DEMOGRAPHICS

Watford Town Centre is more than just a commercial hub; it's a community where residents and professionals come together.

With modern residential developments, excellent schools, and healthcare facilities, it fosters a well-rounded quality of life for those who live and work here. Furthermore, its exceptional transport links, including access to major roadways and public transportation, ensure that employees and customers can easily reach your commercial investment property.



atria
Watford

RETAILING IN WATFORD

With the award-winning atria Watford shopping centre at its heart, the town centre offers a retail experience that attracts shoppers from near and far. Countless shops, boutiques, and dining establishments line the bustling streets, creating a shopper's paradise and a prime location for retail-oriented businesses to thrive.



CULTURAL & LEISURE AMENITIES

Beyond business, Watford Town Centre offers a rich cultural tapestry and a vibrant leisure scene. The Watford Palace Theatre, museums, galleries, and a host of entertainment venues provide ample opportunities for cultural enrichment and leisure activities. This cultural vibrancy not only enriches the lives of residents and employees but also enhances the town centre's appeal as a destination for visitors and tourists.

WATFORD

THRIVING COMMERCIAL ECOSYSTEM

Watford Town Centre boasts a diverse and dynamic commercial ecosystem. From modern office spaces to bustling retail districts, it caters to a wide range of business interests. The town centre is home to an array of multinational corporations, entrepreneurial start-ups, and retail giants, all coexisting harmoniously in an environment that fosters growth and innovation.



PRIME LOCATION FOR BUSINESS SUCCESS

Watford Town Centre's strategic location is second to none. Positioned just 17 miles northwest of Central London, it enjoys seamless connectivity to the capital while maintaining its own distinct identity. Accessibility is further enhanced by its proximity to major transportation hubs, including Watford Junction railway station, connecting you to London Euston in under 20 minutes. This strategic positioning ensures a steady flow of foot traffic and potential customers, setting the stage for business success.



WATFORD TOWN CENTRE REGENERATION

Watford has been undergoing significant urban regeneration efforts to revitalise its town centre. The main aim of the regeneration project is to enhance the local economy, improve infrastructure and provide new housing options.

High demand for residential housing in both Watford and its Town Centre is met with constrained supply. This demand-supply imbalance is emphasised by the recently introduced Watford Local Plans, which underscores the necessity to deliver nearly 15,000 new homes during the plans duration. Notably, the Town Centre, encompassed within the Local Plan's 'Core Development Area' is designated as a key focus area for increased-density development.

Within the Watford Town Centre Strategic Framework Plan, there is specific mention to the subject property which represents an opportunity to positively sculpt the characters of Watford. The framework outlines how high quality architecture and buildings can come forward, optimising the key surrounding area.

Regenerating

70 ACRES

of land

Residential units

750

affordable housing

Creating office space

150,000 SQ FT

and a 80 bed hotel



A NATIONAL FOOD RETAILER ANCHORED ASSET

The ground floor of this iconic building will be the home of a brand new National Food Retailer superstore. The tenant, who are currently undertaking an extensive fit-out programme, will be open for trading in summer 2025.

With 54 car spaces demised to National Food Retailer and further 10 car spaces available for Electric Vehicle Charging the immediate location can expect a significant increase in footfall. The facade and landscaping being undertaken will provide a cleaner and modern outlook making it an ideal asset for new occupation.



DESCRIPTION

The building was constructed in the mid 1960s originally as a cinema and currently arranged as a nightclub and bar operating under a Sui Generis use class.

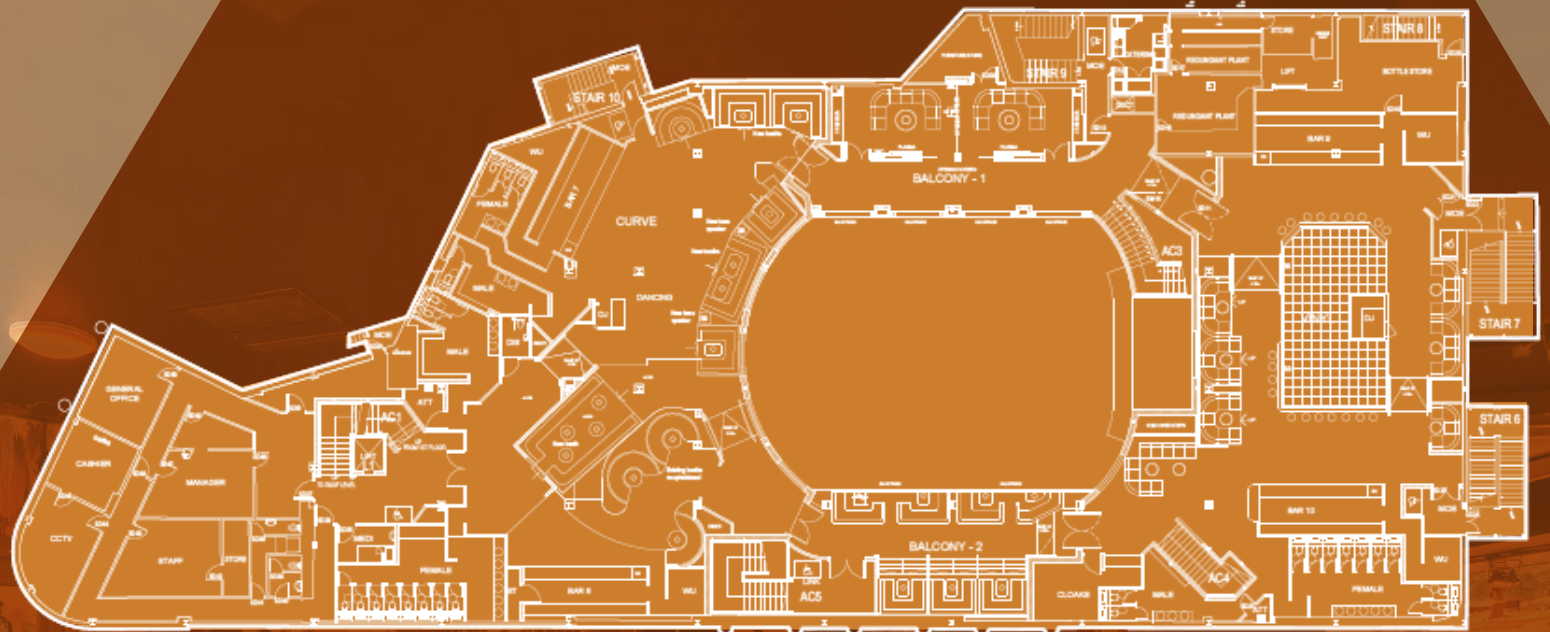
The building features four internal and four external stair cores. At the front along The Parade, one external staircase connects the ground-floor pub at street level to the first floor. The main club entrance includes a staircase and a lift providing access from the ground to the third floor. Additionally, an internal fire escape staircase is located in the center of the Aldi frontage on Albert Road South, near the Vinyl Club entrance on the corner. Several other internal fire escape staircases are also distributed throughout the building for safety and accessibility.

ACCOMMODATION SCHEDULE

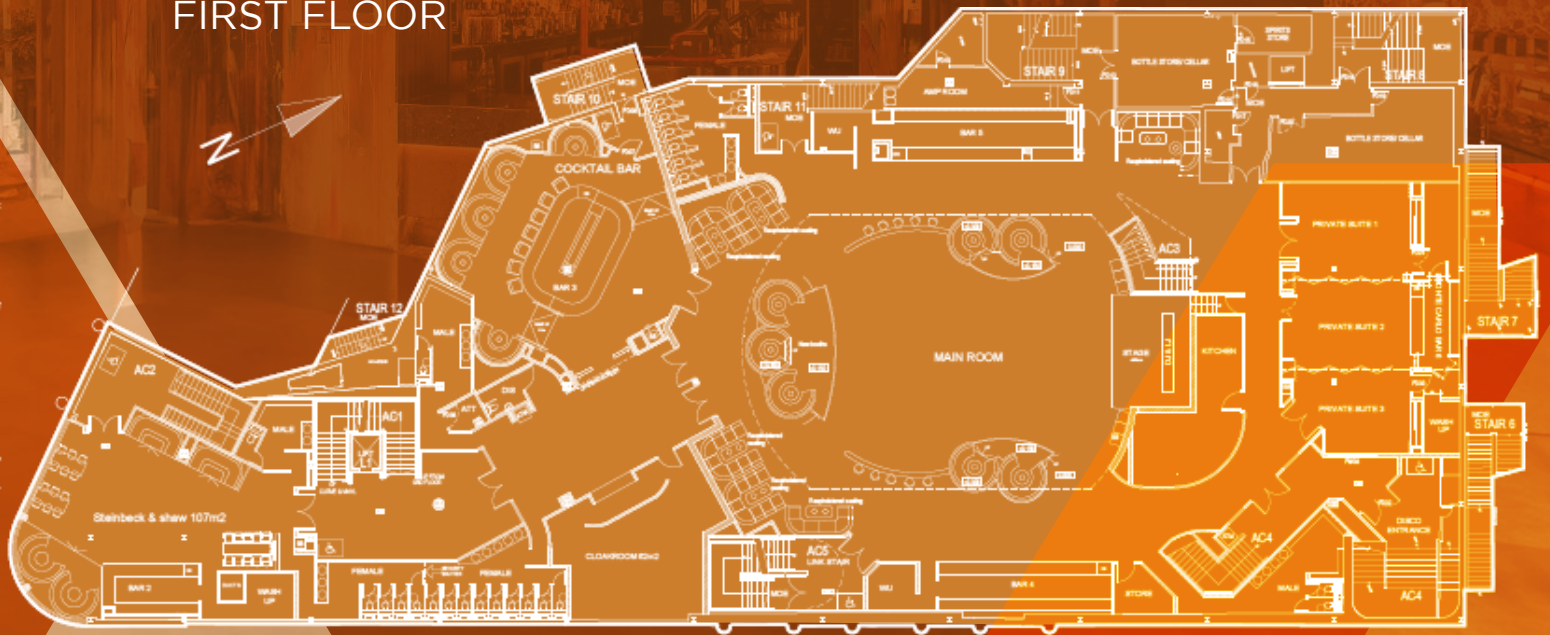
FLOOR	GIA (SQ FT)
BASEMENT	1,310
GROUND	5,447
FIRST	20,803
SECOND	17,605
THIRD	406 + ROOF TERRACE
TOTAL	45,616



FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



TENURE

Freehold.

EPC

This property is EPC rated C.

VAT

VAT is applicable.

BUSINESS RATES

TBC.

LEGAL COSTS

Each party to be responsible for their own legal costs.

RENT

On application. A new occupational lease of either part or the whole is available directly from the Landlord, upon terms by negotiation.

GUIDE PRICE

We are instructed to guide £4,000,000 (Four Million Pounds) subject to contract.

This equates to a very low capital value of £87 psf, significantly below replacement cost.

CONTACT

DANIEL MINSKY | MRICS

+44(0)20 7266 8520

+44(0)7866 466 526

d.minsky@estate-office.com

MARC J GOLDIE

+44(0)20 7266 8500

+44(0)7957 140 280

m.goldie@estate-office.com



SAMUEL MAY BSC (HONS) MRICS

+44(0)20 3503 0635

+44(0)7742 256 873

samuel@mayandcompany.co.uk

ADAM MARKS

+44(0)20 3503 0635

+44(0)7534 846 312

adam@mayandcompany.co.uk



DISCLAIMER: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Estate Office, their clients or any joint agents have authority to make or give any representation or warranty whatsoever in relation to this property. November 2024.