

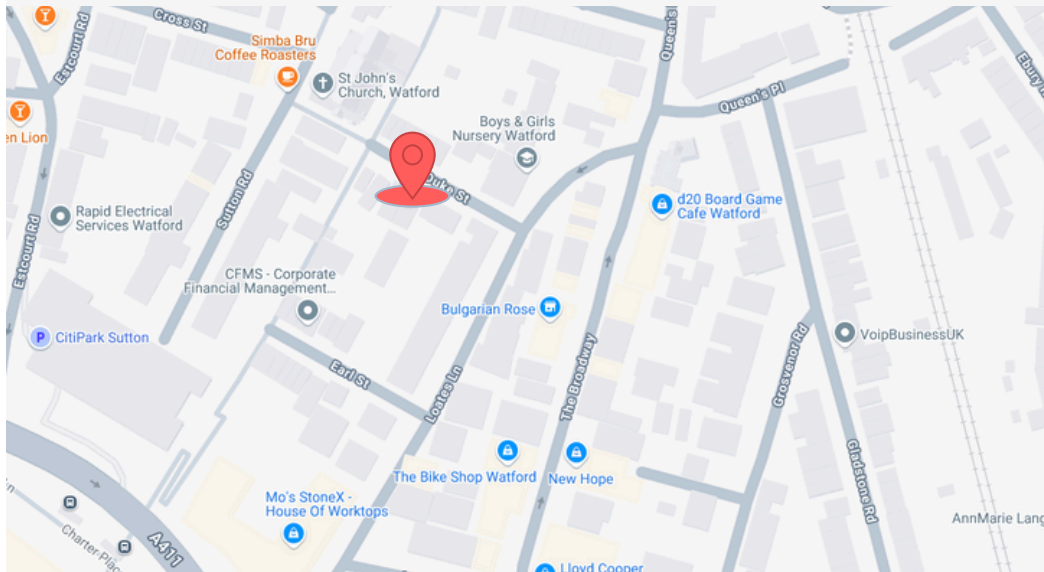
2 Duke Street | Watford |  
WD17 2PB

Workshop Unit | 1,959 Sq.ft |  
All Enquiries



### Key features

- Rare single storey workshop unit in Central Watford
- Previously used as a motor workshop/garage with a car pit still in-situ
- Minimum clear height of 1.95 m



## For viewings contact

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## 2 Duke Street | Watford | WD17 2PB

### Description

The unit comprises a single storey workshop that extends outwards towards the rear with a minimum clear height of 1.95 m.

The unit provides functional workshop space and previously used for the maintenance of motor vehicles and motorcycles. There is a vehicle inspection pit to the rear. The unit benefits from a single WC and both water and electricity mains connections.

A small, external courtyard is included within the property's demise.

### Accommodation

Workshop unit | 1,959 Sq.ft | 182.03 Sq.m

This floor area is approximate and has been calculated on a gross internal basis.

### Rates

The VOA website shows an entry in the current Rating List of £13,750. The rates payable will be a proportion of this figure.

For rates payable please refer to the Local Rating Authority, Watford Borough Council – 01923 278187.

### Location

Duke Street is centrally located within Watford, only a short distance from the town centre and Atria Shopping Centre. Duke Street comprises a residential cul-de-sac location which is accessed from Loates Lane/Queens Road via the A411.

The property is closely situated to the amenities on Queens Road and Watford town centre with both Watford Junction station and Watford High Street station approximately 0.5 miles from the subject property.

### EPC

The property is exempt from an EPC assessment.

### Legal costs

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

### Tenure

All freehold enquiries considered.

### Sale price

Upon application.

### VAT

We understand the property is not elect for VAT.



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