

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

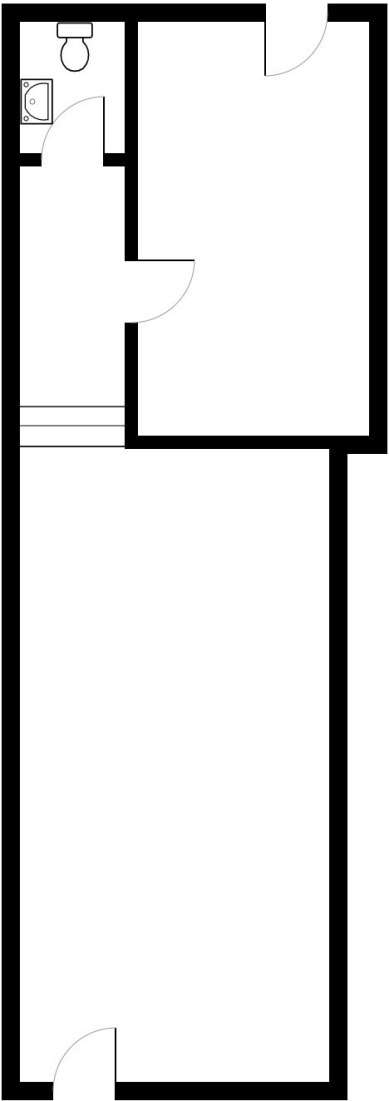
Retail unit with flat above

177/177A St. Albans Road, Watford, Hertfordshire, WD24
5BD



ACCOMMODATION

	Sq ft	Sq m
Ground Floor Shop	537	49.8



AMENITIES

- ✓ Electric roller shutter
- ✓ Glazed frontage
- ✓ High passing traffic location
- ✓ Refurbished

LOCATION

The premises are prominently located on St Albans Road, (A412) which is a major thoroughfare into the two centre of Watford and a well established area for secondary retailers. Watford Station is a short walk away and offers fast connectivity to London Euston. M1 and M25 are located approximately 2 miles from the property.

DESCRIPTION

Comprises a ground floor shop with rear paved courtyard area and a basement. There is also a 2 bedroom flat above with separate access.

TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

RENT

£27,000 per annum exclusive

RATES

Rateable value 25/26: £6,900

Rates payable should be verified with Watford Council Tel: 01923 278466.

VAT

We understand that VAT is not payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

PERRY HOLT

PROPERTY CONSULTANTS

FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk