

RETAIL PREMISES IN PRIME LOCATION. AVAILABLE TO LEASE

105 HIGH STREET WATFORD WD17 2DQ

bf
brasier freeth



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Retail Opportunity
TO LET

LOCATION

Situated on the High Street, with nearby occupiers including M&S, Primark, Metro Bank, Waterstones, Greggs and Tesco Express.

DESCRIPTION

Comprising retail unit arranged over ground floor only, the premises have been substantially refurbished and configured for use as beauty and aesthetics premises. The property has undergone significant renovation, creating a modern and functional space, which may also suit alternative uses. A schedule of the works undertaken is available upon request.

ACCOMMODATION

The property has the following approximate dimensions and floor areas:-

Net Frontage	5.91 m	19 ft 4 ins
Return Frontage	1.54 m	5 ft 1 in
Internal Width (max)	6.36 m	20 ft 7 ins
Shop Depth	16.38 m	53 ft 9 ins
	Sq.m	Sq.ft
Ground Floor Area	110.80	1,193



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The property is held by way of a 10 year EFRI lease which commenced 5th September 2025, with five yearly upward only Open Market rent reviews, and tenant only break at the 5th anniversary.

The passing rent is £55,000 per annum, plus VAT.

Available by way of an assignment of the existing lease.
A new lease may be available subject to negotiation.

Further details available on request. C 60.

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £46,250. For rates payable please refer to the Local Charging Authority, Watford Borough Council – 01923 278187.

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



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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds or the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link.