RETAIL PREMISES IN PRIME LOCATION. AVAILABLE TO LEASE

# 105 HIGH STREET WATFORD WD17 2DQ

bf brasier freeth

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## 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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## LEASE

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.

## TERMS

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

## EPC

Further details available on request. C 60.

## BUSINESS RATES

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.

## LEGAL COSTS

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



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