

# 96 THE PARADE WATFORD

WD17 1AW

**bf.**  
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Retail/Catering Unit - To Let  
Available Now

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Retail Opportunity  
**TO LET**

## LOCATION

This retail/catering unit is situated on The Parade adjacent to Wenzels, close to Sainsbury's Supermarket and their associated car parking. Other nearby occupiers include Nationwide, Hintons Pharmacy, Walkabout, Fratelli Authentic Italian, and L'Artista Pizza Restaurant.

## DESCRIPTION

It comprises a fitted retail/catering unit arranged over ground floor and basement levels. The ground floor is currently laid out as a catering use with a customer WC provision and rear ancillary. The basement level provides further ancillary accommodation including two "walk-in" fridges.

The unit benefits from rear service road/loading and there is a right to use two car spaces at the rear of the building.

## ACCOMMODATION

The property has the following net internal floor areas:-

	Sq.m	Sq.ft
Restaurant	89.92	968
Basement Ancillary	93.08	1,002



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## TERMS

The premises are available on new full repairing and insuring lease for a term of years to be agreed.

## RENT

£40,000 per annum plus VAT (if applicable).

The rent is exclusive of business rates, insurance, service charge, VAT (if applicable), and all other outgoings.

## EPC

Further details available upon request. B 94.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £33,250.

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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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.

