



RETAIL / CATERING UNIT - TO LET

118 HIGH STREET
WATFORD WD17 2BJ

bf
brasier freeth

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Retail Opportunity
TO LET

KEY DETAILS

- Prime High Street location
- Situated opposite Primark/Metro Bank
- Possible two level trading store
- Available August 2026

LOCATION

The unit is situated on the High Street opposite Primark and close to the Harlequin Shopping Centre, adjacent to Fone Base and Waterstones. Other nearby occupiers include M&S, Metro Bank, Tesco Express, Greggs, McDonald's, and Costa.

DESCRIPTION

The premises provide a two level trading retail unit arranged over ground and first floor level, with rear loading.

ACCOMMODATION

The property has the following approximate gross internal floor areas:-

Floor	Sq.m	Sq.ft
Ground Floor Retail	196.76	2,188
First Floor Anc	188.31	2,027

Floor plans available on request.



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TERMS

The premises are available on new full repairing and insuring lease to be agreed.

RENT

£110,000 per annum plus VAT (if applicable).

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

EPC

Further details available upon request. E 111.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £65,000.

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.



CONTACT

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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 for 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.

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