RETAIL / CATERING UNIT - TO LET

118 HIGH STREET WATFORD WD17 2BJ

bf brasier freeth

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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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Watford - Central (Organisation)

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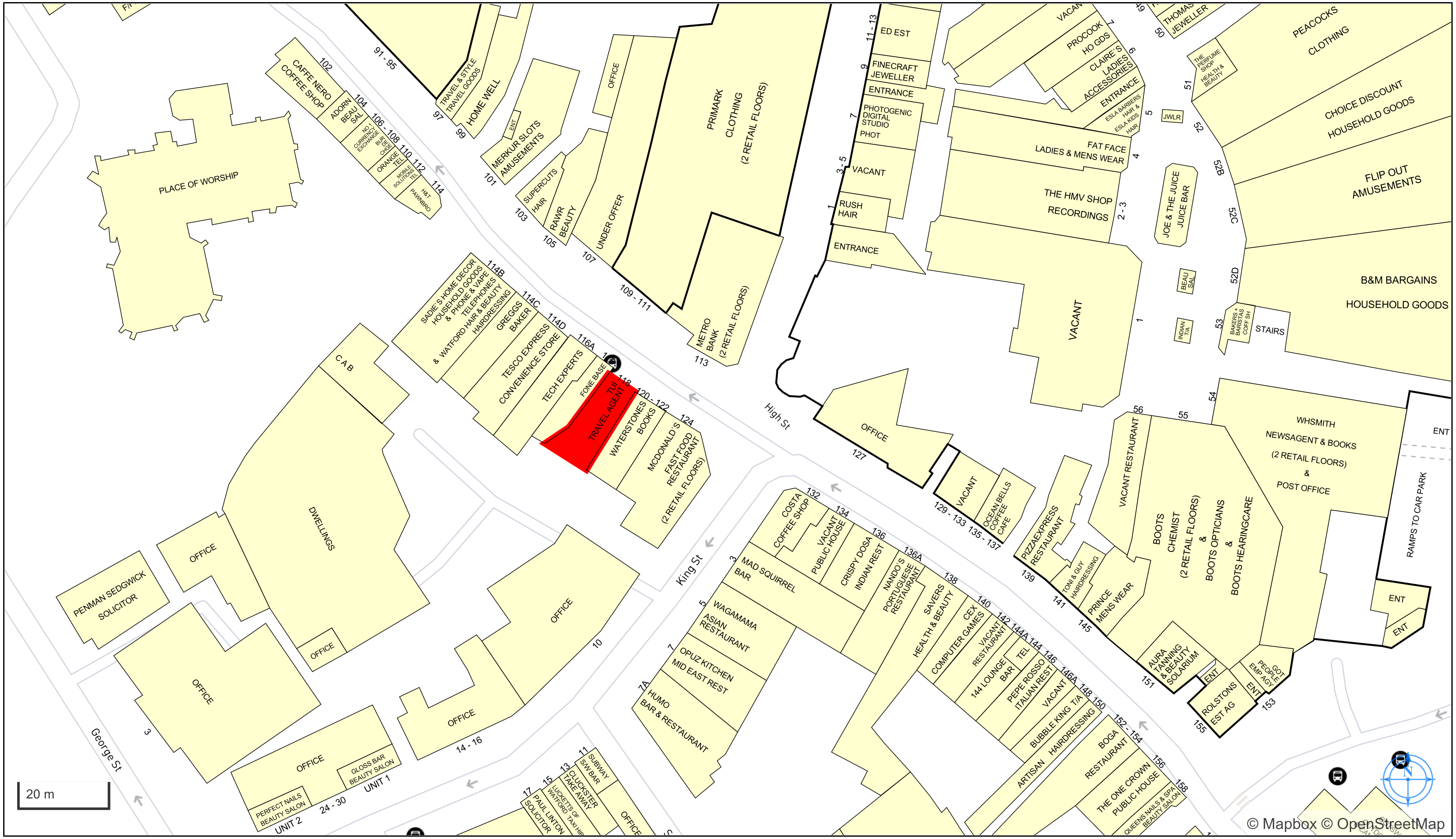

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