

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Retail unit with yard area

145 St Albans Road, Watford, WD17 1RA



ACCOMMODATION

	Sq ft	Sq m
Main retail unit	933	86.6
External Storage	181	16.8
Basement	547	50.8
External workshop	277	25.7
Yard	2,200	203
TOTAL	4,138	384



AMENITIES

- ✓ Yard area
- ✓ Large Glazed frontage
- ✓ Workshop units
- ✓ Electric security gates

LOCATION

The premises are prominently located on St Albans Road, (A412) which is a major thoroughfare into the two centre of Watford and a well established area for secondary retailers. Watford Station is a short walk away and offers fast connectivity to London Euston. M1 and M25 are located approximately 2 miles from the property.

DESCRIPTION

This versatile commercial property offers excellent visibility thanks to its impressive large glazed frontage, making it ideal for attracting passing trade. Inside, the layout includes a retail area with workshop to the rear, a basement for additional capacity. Externally, there is a secure yard area—accessed via electric security gates, an external workshop and a storage room.

TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

RENT

£40,000 per annum exclusive

RATES

Rateable value 25/26: £17,250

Rates payable should be verified with Watford Council Tel: 01923 278466.

VAT

We understand that VAT is not payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

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