

# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

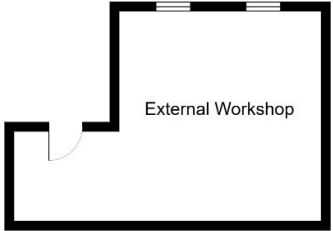
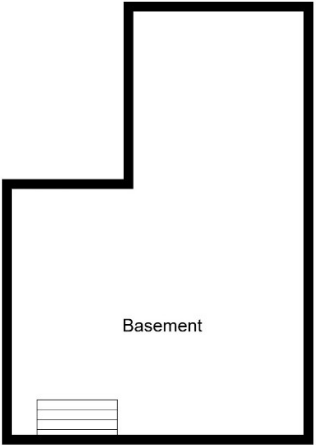
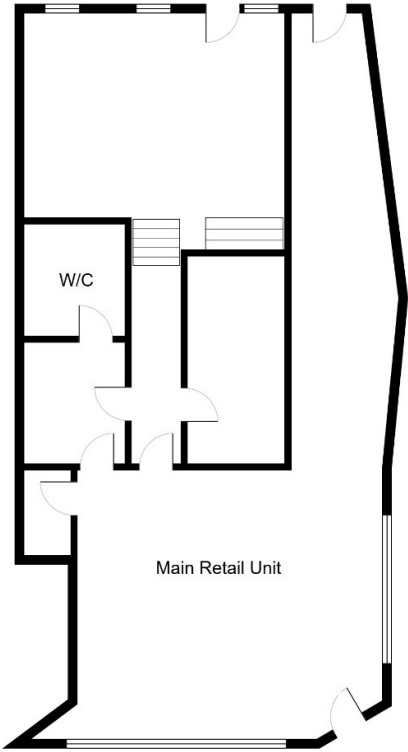
Retail unit with yard area

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



All measurements are approximate.  
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

## 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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