

# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

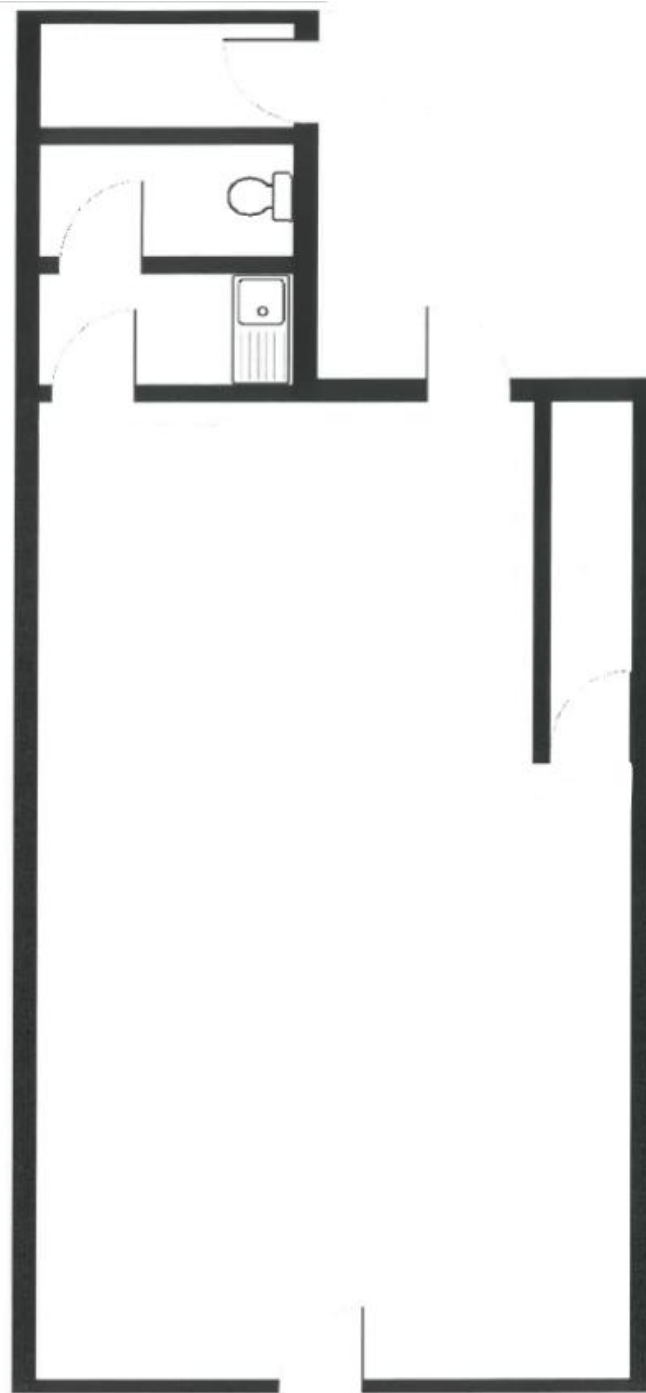
Rarely available prominent shop to let

186 Bushey Mill Lane, Watford, WD24 7PE



## ACCOMMODATION

Approx. Net Internal Area	Sq ft	Sq m
<b>Total</b>	<b>537</b>	<b>49.88</b>



## AMENITIES

- ✓ Prominent location
- ✓ Sui Generis Use Class
- ✓ W/C and air conditioning
- ✓ Close to Watford Town Centre and Watford North Railway Station

## LOCATION

Situated on Bushey Mill Lane, which is a busy feeder road to Watford Town Centre and Watford Junction Station. With easy access to the M1 at Junction 5 and thereby to the M25 and the whole motorway system throughout the South East.

Within the parade and opposite are occupiers such as Simmons Bakers, a convenience store, Pharmacy, takeaway, hairdressers, etc.

## DESCRIPTION

The property has a net floor area of approximately 537 sq ft comprising a ground floor shop currently trading as a betting shop under sui generis use. Alternative uses will be considered subject to change of use. The property benefits from W/C facilities and air conditioning (not tested).

## RENT

£18,000 per annum exclusive.

## TERM

A new lease for a term to be agreed.

## RATES

Rateable value 26/27: £12,250

Rates payable should be verified with Watford Borough Council.

## VAT

We understand that VAT is not payable on the rent.

## EPC

50 B

## LEGAL COSTS

Each party to be responsible for their own legal costs.

# PERRY HOLT

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