

22 Market Street | Watford | WD18 0PD

Shop with Residential Uppers | To Let

Location

The shop occupies a prominent position towards the western end of Market Street close to Watford's ring road adjacent to Cheat Meals and Helping Hands. The Atria shopping centre and High Street are a short walk away, where a large number of national occupiers are represented.

Description

The property comprises a retail unit over ground floor, benefiting from loading access, WC's & small kitchen at the rear. The upper parts comprise of a residential maisonette and in need of modernisation.

We have not measured the residential parts nor are they available separately.

Accommodation

The property has the following approximate dimensions and floor areas:-

Internal width	5.72 m	18 ft 9 ins
Shop depth	14.70 m	48 ft 3 ins
Ground floor sales	81.57 Sq.m	878 Sq.ft
Ground floor anc	6.22 Sq.m	67 Sq.ft

Terms

The whole property is available on a new full repairing and insuring lease, terms to be agreed.

Rent

£40,000 per annum exclusive (plus VAT) if applicable.

EPC

An EPC has been commissioned and is awaited.

Rates

The VOA website shows an entry in the current Rating List of £23,500.

For rates payable please refer to the Local Charging Authority, Watford Borough Council - 01923 226400.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



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**New Lease
Available**

VIEWINGS - Strictly by appointment

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/tenants/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 or via link >

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50 metres

Experian Goad Plan Created: 09/01/2025
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