

22 Market Street | Watford | WD18 OPD

Shop with Residential Uppers | To Let

Location

The shop occupiers 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	T	14.70 m	T	48 ft 3 ins
Ground floor sales	T	81.57 Sq.m	I	878 Sq.ft
Ground floor and	1	6.22 Sa.m	T	67 Sa.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.

An EPC has been commissioned and is awaited.

Rates

The VOA website shows an entry in the current Ratina 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.



Ollie Elderfield 07548 098881 ollie.elderfield@brasierfreeth.com

Mark Poyner 07803 234866 mark.poyner@brasierfreeth.com New Lease Available

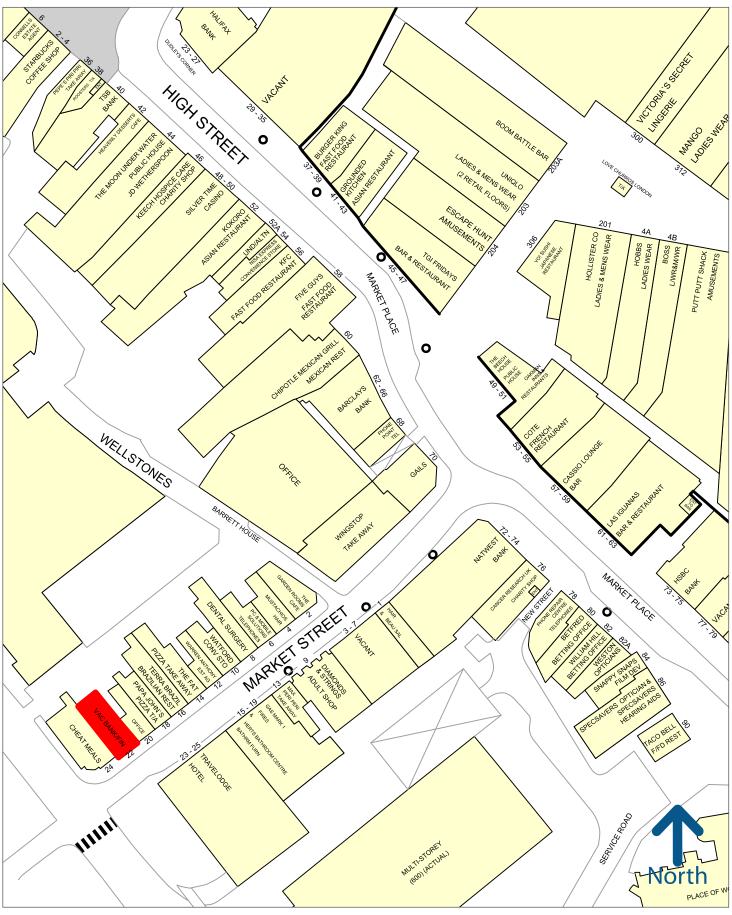
VIEWINGS - Strictly by appointment

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50 metres

Experian Goad Plan Created: 09/01/2025 Created By: Brasier Freeth

