

# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

Prominent ground floor retail unit

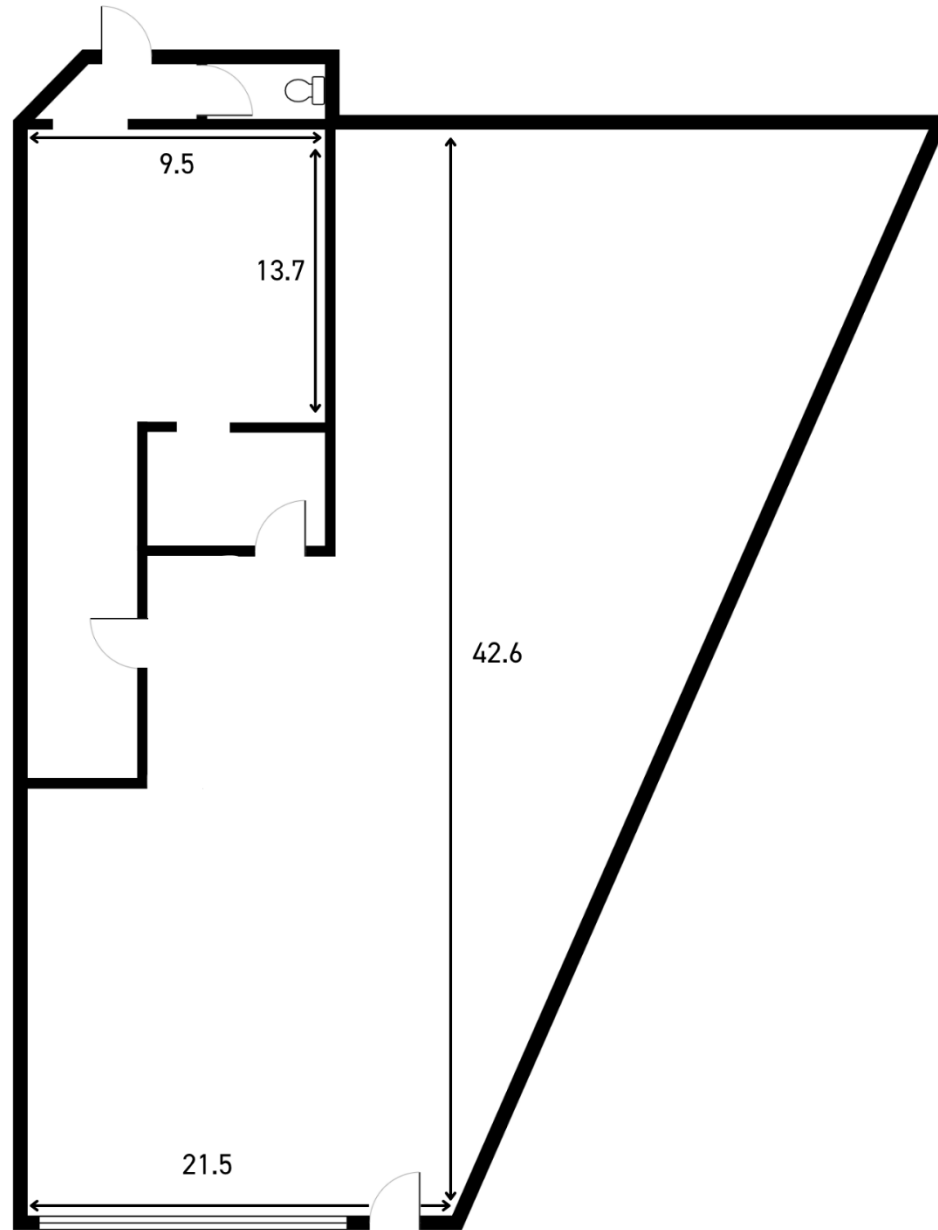
252 St. Albans Road, Watford, Hertfordshire, WD24 4AX



## ACCOMMODATION

Sq ft    Sq m

**Ground Floor Shop**    **1,082**    **100.52**



All measurements are approximate.  
Please note this floor plan is for marketing purposes  
and is to be used as a guide only.  
All efforts have been made to ensure accuracy.

## AMENITIES

- ✓ Rear access
- ✓ Large glazed frontage
- ✓ High passing traffic location
- ✓ 1 car parking space

## LOCATION

Prominently positioned on St Albans Road, which is a busy feeder road to Watford Junction Station and Watford Town Centre, with frequent bus routes. The premises are within close proximity of The Dome roundabout where Sainsbury and Asda supermarket are situated, together with a parade of shops which includes restaurants, takeaways, convenience stores, hairdressers, etc.

## DESCRIPTION

Positioned on St Albans Road, this recently refurbished ground-floor retail unit features glazed frontage, a kitchen and W/C facilities. The property also benefits from rear access and includes one allocated car parking space.

## TERM

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

## RENT

£28,000 per annum exclusive

## RATES

Rateable value 26/27: £23,250

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.

## EPC

C 70

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