

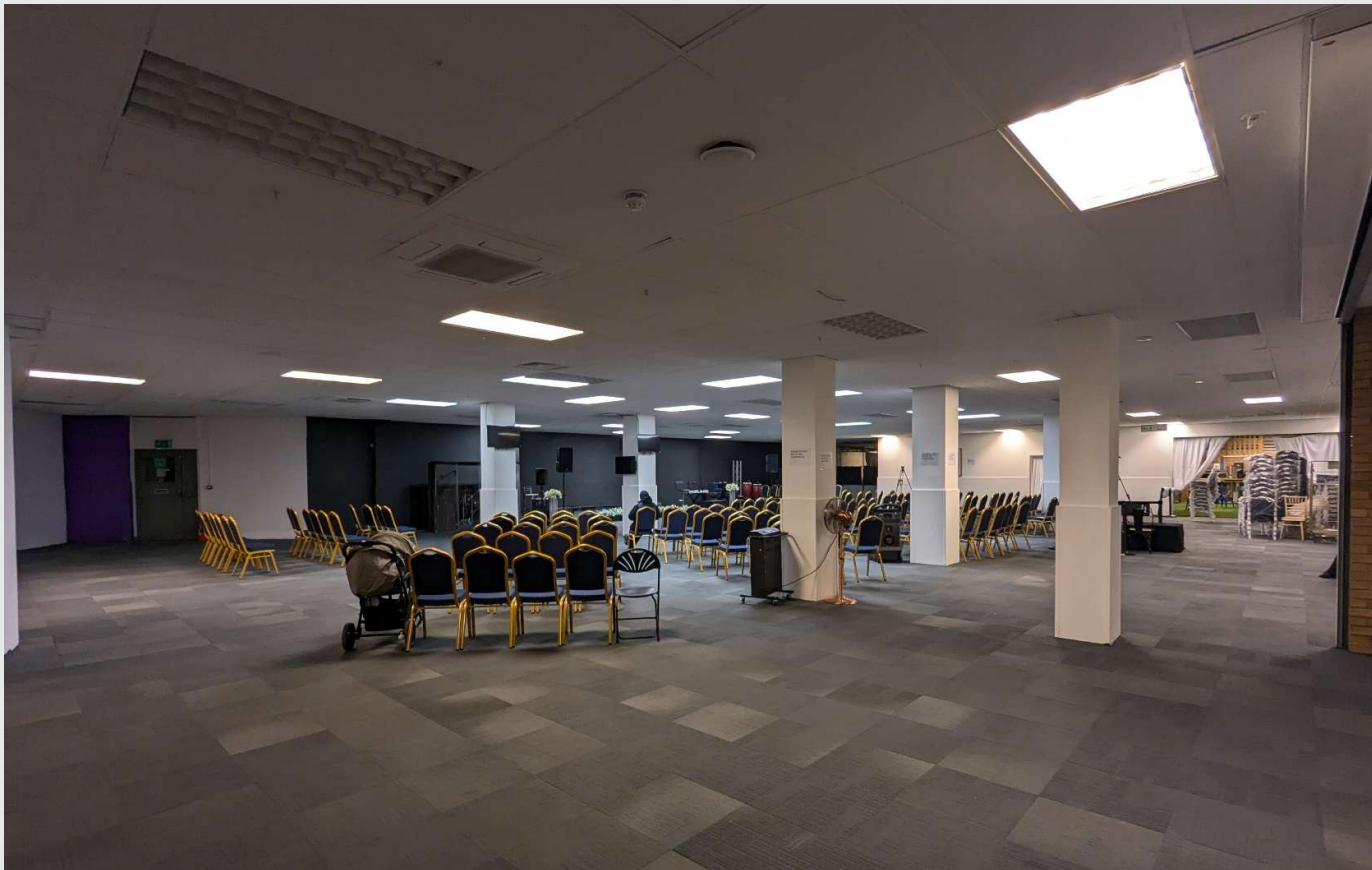
# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

Fitted leisure opportunity in  
Watford Town Centre

Basement 23-33 The Parade, High Street, Watford, WD17 1LQ

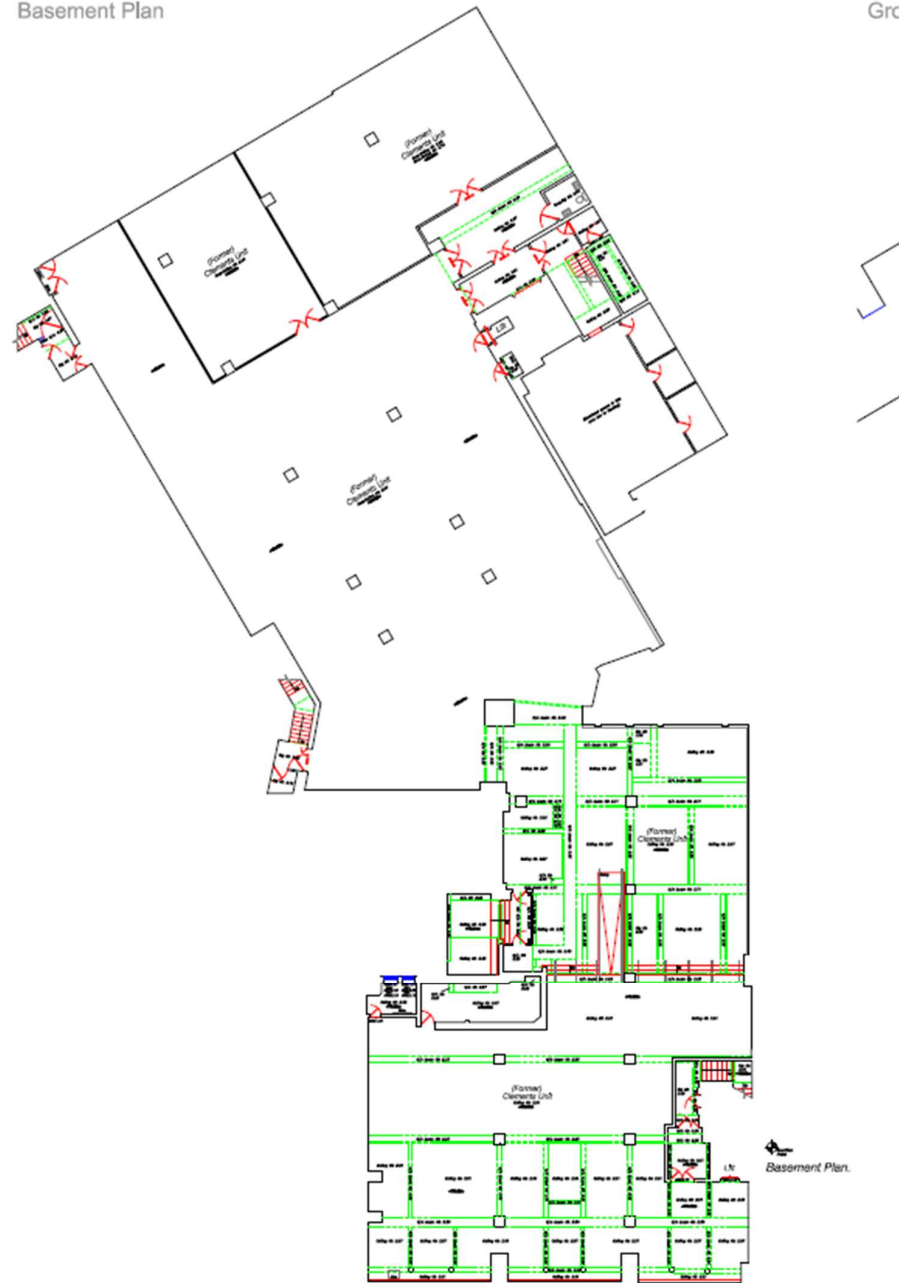


# ACCOMMODATION

Total 16,769.5 sqft 1,557 sqm

Basement Plan

Groi



## AMENITIES

- ✓ Sought after location with good footfall
- ✓ Access from the parade
- ✓ Parking in very close proximity
- ✓ Walking distance of Watford Junction

## LOCATION

Prominently situated within the heart of the town centre retail and leisure area and close to town centre car parks including the 641 space Gade Car Park within 100 yards, as well as being within a short walk of Watford Junction railway station. The subject premises sits in the busy pedestrianised section of The Parade with nearby occupiers including Nando's, O Watford, GDK, Dunnings, Pret A Manger along with gym operators and other retailers.

## SERVICE CHARGE

Estimated to be £1 per sq. ft. Full details available upon request

## DESCRIPTION

The premises which previously traded as a furniture store as well as a leisure operator within the basement space of approximately 16,770sqft NIA, benefitting from access on the parade, air conditioning, W/C facilities and lift access.

## TERM

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

## RENT

£120,000 per annum exclusive

## RATES

Current Rateable value: £60,500. From April 2026 the rateable value will be £68,500. Rates payable should be verified with Watford Council Tel: 01923 278466.

## VAT

We understand that VAT is payable on the rent

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWINGS

By appointment only please through Perry Holt Property Consultants

# PERRY HOLT

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