

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

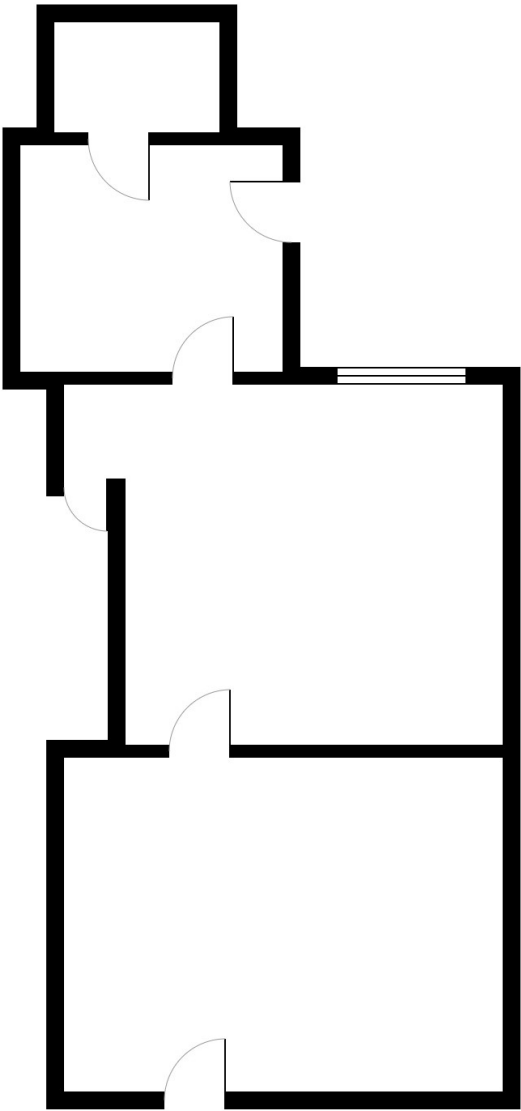
Refurbished retail unit

159 St. Albans Road, Watford, Hertfordshire, WD24 5BD



ACCOMMODATION

| | | |
|-------------------|-------|------|
| | Sq ft | Sq m |
| Ground Floor Shop | 405 | 37.6 |
| Basement | 191 | 17.7 |



AMENITIES

- ✓ Rear Access
- ✓ Large Glazed frontage
- ✓ High passing traffic location
- ✓ Refurbished

LOCATION

The premises are prominently located on St Albans Road, (A412) which is a major thoroughfare into the two centre of Watford and a well established area for secondary retailers. Watford Station is a short walk away and offers fast connectivity to London Euston. M1 and M25 are located approximately 2 miles from the property.

DESCRIPTION

Comprises a refurbished ground floor shop with rear and a basement. There is a small area to the rear which could be used for storage.

TERM

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

RENT

£15,000 per annum exclusive

RATES

Rateable value 25/26: £5,600

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.

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FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk