

143 BAR

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POST  
OFFICE

# 143 THE PARADE WATFORD

WD17 1NA

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Retail / Bar Unit - To Let

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WD17 1NA

Retail / Bar Opportunity  
**TO LET**

## LOCATION

The property is situated on the north-western side of The Parade immediately fronting onto the "Event Plaza". It is adjacent to the Post Office/Londis and Proffitt & Holt, close to Sainsbury's Supermarket (and its associated car parking) and the soon to open Aldi store.

Other nearby occupiers include Creams, Menspire, Favorit Supermarket, Sunshine Company, Wenzel's The Bakers, and Nationwide amongst others.

## DESCRIPTION

The unit is arranged over ground floor level only and benefits from rear loading but no car parking.

It is currently laid out as a bar with seating and dance floor, along with a kitchen area, customer toilet provision, and storage at the back.

## ACCOMMODATION

The premises provides the following net internal floor areas:-

Floor	Size Sq.m	Size Sq.ft
Ground Floor Retail / Bar	84.26	907
Ground Floor Kitchen/Ancillary	17.37	187

Please note that if the customer toilet block is removed, the ground floor can provide circa 116 Sq.m (1,250 Sq. ft NIA) in total.



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## TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

## RENT

£30,000 per annum.

The rent is exclusive of business rates, insurance, service charge (if applicable), VAT, and all other outgoings.

## EPC

Further details available on request. B 47.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £23,750.

For rates payable please refer to the Local Charging Authority, Watford Borough Council – 01923 278187.

## LEGAL COSTS

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



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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 or the Buyers/Funders/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.

