

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Retail premises in a prominent
location

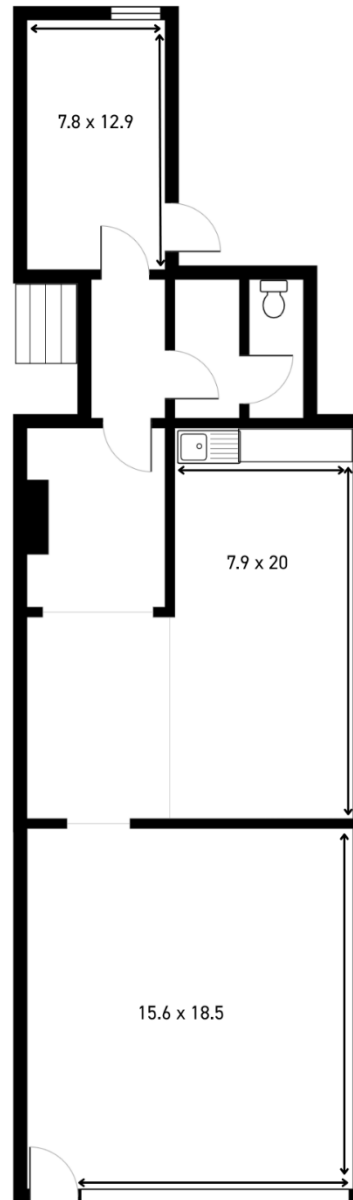
139 The Parade, High Street, Watford, WD17 1NA



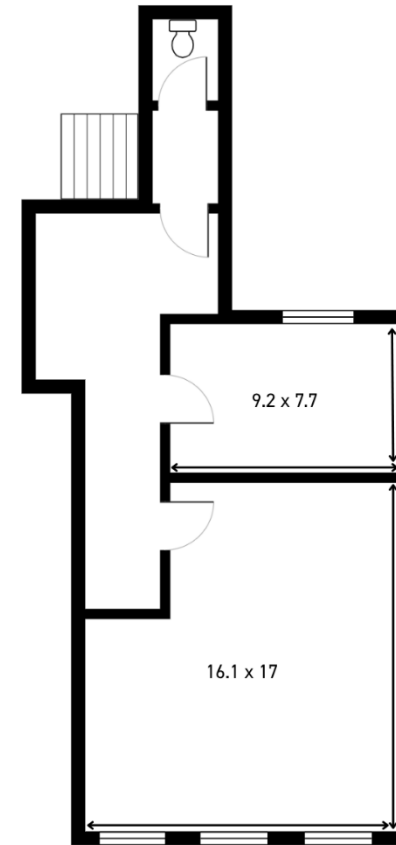
ACCOMMODATION

	Sq ft	Sq m
Ground Floor	667	61.9
First Floor	332	30.8
Total	999	92.8

Ground Floor



First Floor



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

AMENITIES

- ✓ Rear Access
- ✓ Large Glazed frontage
- ✓ High passing traffic location
- ✓ Class E Use

LOCATION

The premises are located towards the top of The Parade, Watford and near Rickmansworth Road and within walking distance of Watford Junction Station. The shop is in a prominent position close to other retailers, including Sainsburys, bars and other retail amenities.

VAT

We understand that VAT is not payable on the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

The premises comprise ground and first floor accommodation, benefiting from a prominent glazed frontage onto The Parade, Watford. The property includes WC facilities on both floors, kitchen facilities, and rear access.

Situated on The Parade, Watford High Street, the property occupies a highly prominent position within a busy retail and commercial area, benefiting from substantial pedestrian footfall.

The premises currently benefit from Class E planning use, making them suitable for a wide range of commercial occupiers, subject to any necessary consents.

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: £21,000.

Rates payable should be verified with Watford Borough Council.

EPC

E 119

PERRY HOLT

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

perryholt.co.uk

JOEL LOBATTO

DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk