

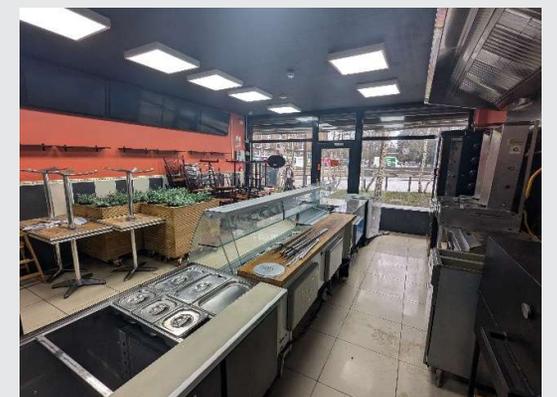
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

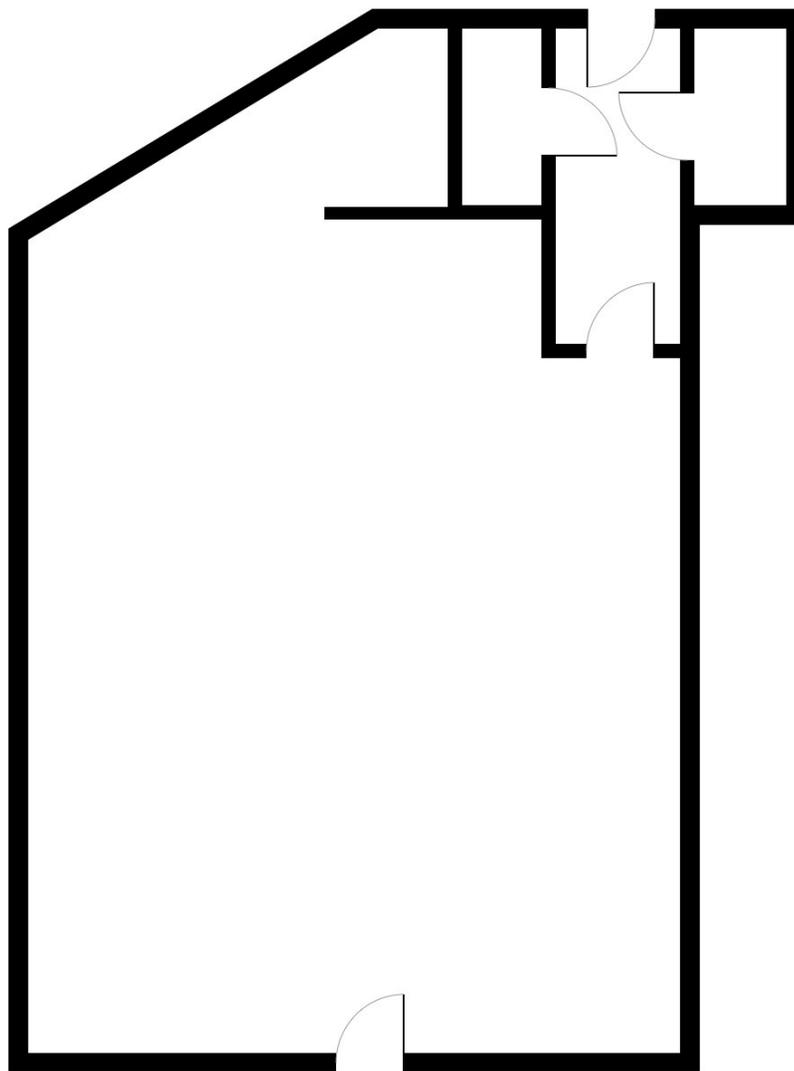
Retail premises in a prominent
location

8 Faircross House, 116 The Parade, High Street, Watford,
United Kingdom, WD17 1BD



ACCOMMODATION

	Sq ft	Sq m
Ground Floor	616	65.8



AMENITIES

- ✓ Rear Access
- ✓ Large Glazed frontage
- ✓ High passing traffic location
- ✓ Former café premises

LOCATION

The premises are located on the west side of The Parade, Watford and fronting 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. There is access to the rear of the property via a shared service road.

DESCRIPTION

The premises are currently fitted out as a café/restaurant. The unit benefits from a glazed shop front, electric roller shutter, kitchen, WC facilities and rear access.

TERM

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

RENT & SERVICE CHARGE

£27,500 per annum exclusive. Service charge TBC

RATES

Rateable value 25/26: £14,000. Rateable value from April 2026: £16,750

Rates payable should be verified with Watford Borough Council.

VAT

We understand that VAT is not payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

PERRY HOLT

PROPERTY CONSULTANTS
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