

GROUND & FIRST FLOOR A3 PREMISES POTENTIAL FOR ALTERNATIVE USES STP

WATFORD

UNIT 3 MET QUARTER, HIGH STREET, WD18 0BW

**brasier
freeth.**
CHARTERED SURVEYORS

The Edward Hyde Building
38 Clarendon Road
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LOCATION

Watford's 'Met Quarter' is a popular town centre development, situated on the corner of High Street and King Street, opposite the entrance to the INTU Watford Shopping Centre. Other occupiers of the development include **Costa**, **Nando's**, **Bella Italia**, **Zizzi**, **Wagamama** and **Middletons Steakhouse Grill**. See attached Goad plan highlighting the location of the subject unit adjacent to **Costa**.

DESCRIPTION

The premises are set out over two levels, arranged as a lobby off the High Street at ground floor, giving access to further accommodation at first floor via a customer lift/staircase. The premises were previously used as an A3 buffet style restaurant and could also lend themselves to various alternative uses, including Class A1, B1, D1 or D2, subject to the requisite planning consent.

ACCOMMODATION

The property has the following approximate floor areas:-

Ground Floor Lobby	31.58 sq m	340 sq ft
First Floor	977.75 sq m	10,527 sq ft

LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

RENT

Rent on application.

SERVICE CHARGE

The current service charge for the current financial year is £18,000 per annum.

EPC

Details available upon request. Rating - C52.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £235,000.

For rates payable for year to 31 March 2020 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.

VIEWING | Strictly by appointment through this office with:

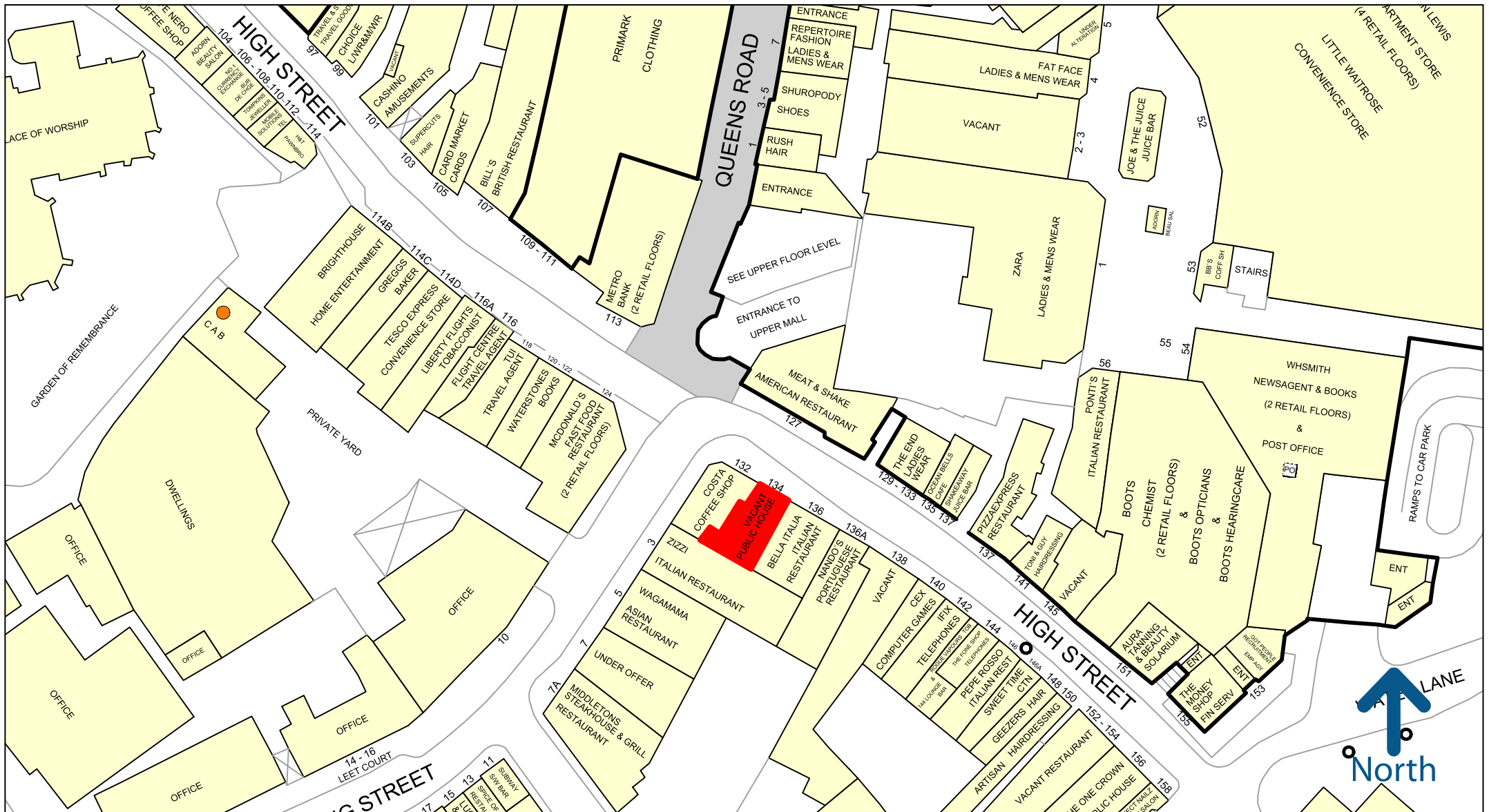
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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.

WAT002758



50 metres

Experian Goad Plan Created: 26/02/2019

Created By: Brasier Freeth



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