

SHOP TO LET

AVAILABLE FROM APRIL 2019

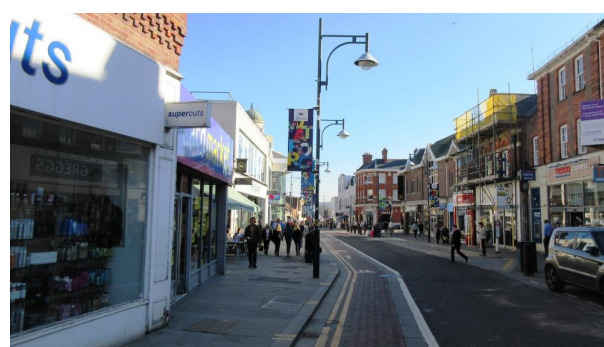
WATFORD
105 HIGH STREET, WD17 2DQ

**brasier
freeth.**
CHARTERED SURVEYORS

The Edward Hyde Building
38 Clarendon Road
Watford
Hertfordshire – WD17 1HZ

01923 210810

www.brasierfreeth.com



LOCATION

Situated on the High Street, this property is adjacent to **Supercuts** and **Bill's Restaurant**. Other occupiers nearby include **M&S**, **Primark**, **Metro Bank**, **Waterstones**, **Greggs** and **Tesco Express**.

DESCRIPTION

The property comprises a retail unit arranged over ground floor only. The front section provides a retail sales area with the benefit of a short return frontage window. At the rear, there is a storeroom, office, staffroom and a staff WC. The property is serviced from the front.

ACCOMMODATION

The property has the following approximate dimensions and floor areas:-

Net Frontage	5.91 m	19 ft 4 ins
Return Frontage	1.54 m	5 ft 1 ins
Internal Width (max)	6.36 m	20 ft 7 ins
Shop Depth	16.38 m	53 ft 9 ins
Ground Floor Sales	90.02 sq m	969 sq ft
Ground Floor Ancillary	20.81 sq m	224 sq ft

TERMS

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

RENT

£55,000 per annum exclusive plus VAT (if applicable).

SERVICE CHARGE

There is an "ad hoc" service charge provision to deal with maintaining the structure and all common parts. Full details on request.

EPC

Details available upon request. Rating - D 98.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £29,500.

For more information on the 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.

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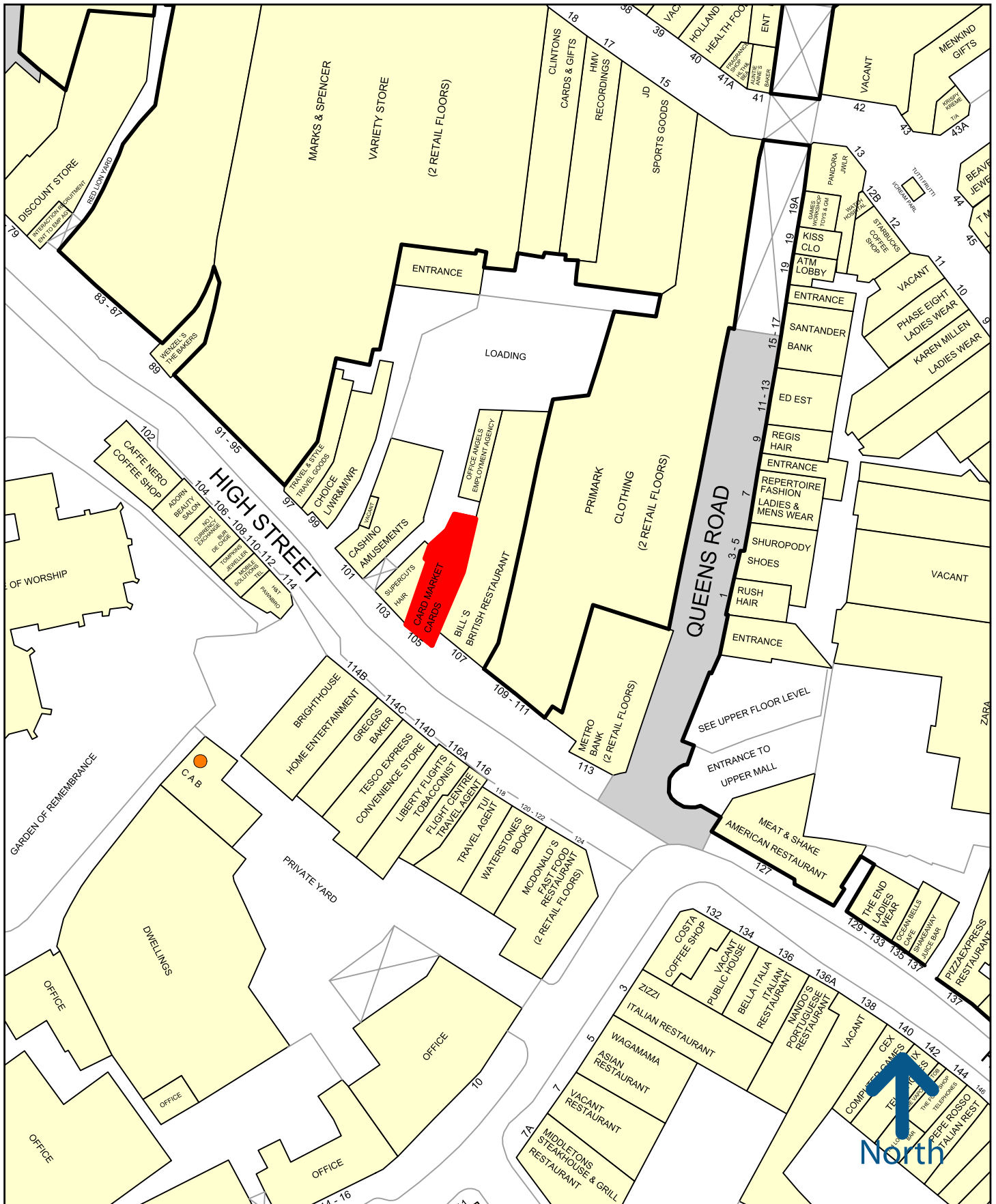
VIEWING | Strictly by appointment through this office with:

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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.



50 metres

Experian Goad Plan Created: 25/02/2019

Created By: Brasier Freeth



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