

Property Particulars



Commercial Property Consultants

APPROXIMATELY 355 SQ FT GROUND FLOOR SHOP

TO LET

422 ST ALBANS ROAD, WATFORD, WD24 6PJ



LOCATION

Prominently positioned on St Albans Road, which is a busy feeder road to Watford Junction Station and Watford Town Centre, with frequent bus routes. The premises are within a few minutes walk of The Dome roundabout where Sainsbury and Asda supermarkets are situated, together with a parade of shops which includes restaurants, takeaways, a convenience store, hairdressers, etc.

ACCOMMODATION

Comprises a Ground Floor shop of some 335 sq ft plus w/c facilities and the benefit of a security roller shutter (not tested).

These particulars are intended only as a guide and must not be relied upon as statements of fact.
They are not intended to constitute part of an offer or contract. All prices and rents quoted are exclusive of VAT.

T 01923 239080



10 Beechen Grove Watford WD17 2AD E office@perryholt.co.uk W www.perryholt.co.uk
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Briefly the accommodation comprises approximately (NIA):-

Retail area	216 sq ft
Rear Store	119 sq ft
WC	

TERMS

The property is available to be let on a new lease for a term to be agreed with appropriate rent reviews.

RENT

£10,500 per annum exclusive.

VAT

We understand that VAT is currently not payable on the rent.

RATES

Rateable Value - £4,500

Rates payable 2018/2019 - £2,160

Small Business Rates may apply. Interested parties should contact Watford Council Tel: 01923 226400 to verify the rates payable.

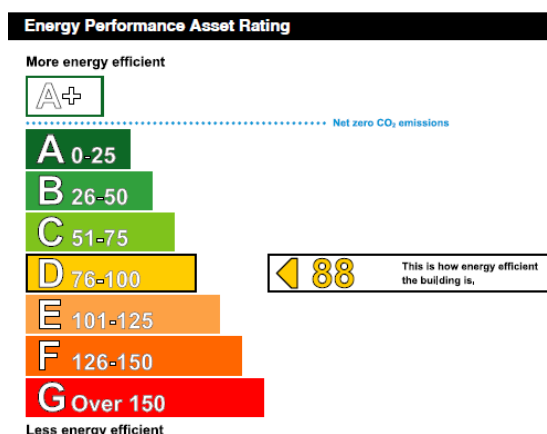
LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

By appointment only please with Landlord's agents:

Perry Holt & Co
01923 239080
E: office@perryholt.co.uk



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