

www.stimpsons.co.uk

01923 252188

30 The Avenue
Watford
WD17 4AE

TO LET



A1 Retail Unit to Let in Watford

615 SQ FT (57.15 M²)

- Located opposite Spire BMW
- 1 parking space to the rear
- Kitchenette/WC facilities
- 500m from Asda and Sainsbury supermarkets

480 ST ALBANS ROAD

Watford
WD24 6QU

LOCATION	The property is located on the St Albans Road (A412) opposite Spire BMW in a busy position approximately 500m from the Dome roundabout and the ASDA and Sainsbury supermarkets.	
DESCRIPTION	Ground floor lock-up retail premises situated in a busy position on St Albans Road. The property comprises an open plan retail area benefiting from kitchenette/WC facilities and 1 parking space at the rear.	
ACCOMMODATION	615 sq ft	57.15 m ²
TERMS	The shop is available on a new full repairing and insuring lease for a term to be agreed.	
RENT	£15,000 per annum exclusive	
RATES	Rateable value: £11,946 Information provided by Watford Council (01923 278466)	
EPC	The Energy Performance Asset Rating is to be confirmed. A copy of the full Energy Performance Certificate will be available upon request.	
VAT	The property is not currently VAT registered.	
VIEWING	Strictly by appointment via sole agents: Philip Cook STIMPSONS 01923 604026 pbc@stimpsons.co.uk	

The full range of our instructions is available on our website

www.stimpsons.co.uk

October 16