

# Property Particulars



Commercial Property Consultants

**RECENTLY REFURBISHED A1 RETAIL UNIT WITH LARGE BASEMENT - TO LET**

**24-26 MARKET STREET, WATFORD, WD18 0PD**

**APPROXIMATELY 3,140 SQ FT / 291.71 SQ M**



**Ground Floor**



**Basement / Lower Ground Floor**

## **Location**

The property occupies a very prominent roadside position within the Town Centre at the junction of Market Street and Exchange Road, fronting the inner ring road, within the one way traffic system which also includes the pedestrianised High Street and the recently extended Intu Shopping Centre.

Nearby operators include Coral Bookmakers, ASK restaurant and an 80-bed Travelodge Hotel immediately opposite the property.

Both Watford High Street and Watford Junction Stations are within walking distance, providing frequent services to central London.

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](mailto:office@perryholt.co.uk) W [www.perryholt.co.uk](http://www.perryholt.co.uk)  
Perry Holt & Co Ltd t/a Perry Holt & Co is registered in England & Wales, No. 5381868 Registered Office: Verulam Point, Station Way, St Albans, Herts AL1 5HE

## Accommodation

Comprises a Ground Floor shop with a net internal floor area of approximately 1,470 sq ft, with the benefit of a large glazed shop front, plus lower ground floor/basement of approximately 1,670 sq ft. Therefore a total net internal area of approximately 3,140 sq ft.

## Amenities

- Recently refurbished
- Air Conditioning
- 2 W/C's
- Kitchen
- Security shutters
- Basement glass partitioned meeting room

## Terms

Assignment of the current lease which commenced 2 April 2015 for a term of 10 years expiring April 2025 with a rent review in April 2020. Alternatively the landlord may consider a new longer term lease.

## Rent

£45,000 per annum exclusive, payable quarterly in advance.

## Rates

Rateable Value - £26,000

Rates payable 2019/2020 - £12,766

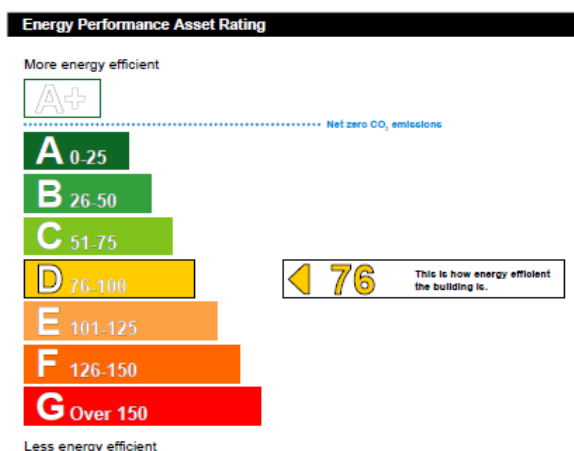
## VAT

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

## Viewings

By appointment only please through Sole Agents:-

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



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

