

A3 PREMISES FITTED TO HIGH STANDARD AVAILABLE ON NEW LEASE

WATFORD
UNIT 7, MET QUARTER, KING STREET, WD18 0BW

**brasier
freeth.**
CHARTERED SURVEYORS

The Edward Hyde Building
38 Clarendon Road
Watford
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LOCATION

Watford's 'Met Quarter' comprises 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** and **Wagamama**.

DESCRIPTION

Set out over two levels, the ground floor includes dining area to front with kitchens to rear, whilst the upper parts includes WC's and stores.

The previous tenant's shop fit has been largely left in-situ including fully fitted commercial kitchen, walk in chillers and freezers.

ACCOMMODATION

The premises are arranged over ground and first floors and comprise the following approximate areas:-

Ground Floor Sales	260.12 sq m	2,800 sq ft
First Floor Ancillary	61.31 sq m	660 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

Commencing rental upon application.

SERVICE CHARGE

The current service charge for the financial year is £6,102 per annum exclusive.

EPC

The EPC rating for this property is E - 118.

RATES

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £82,000.

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.

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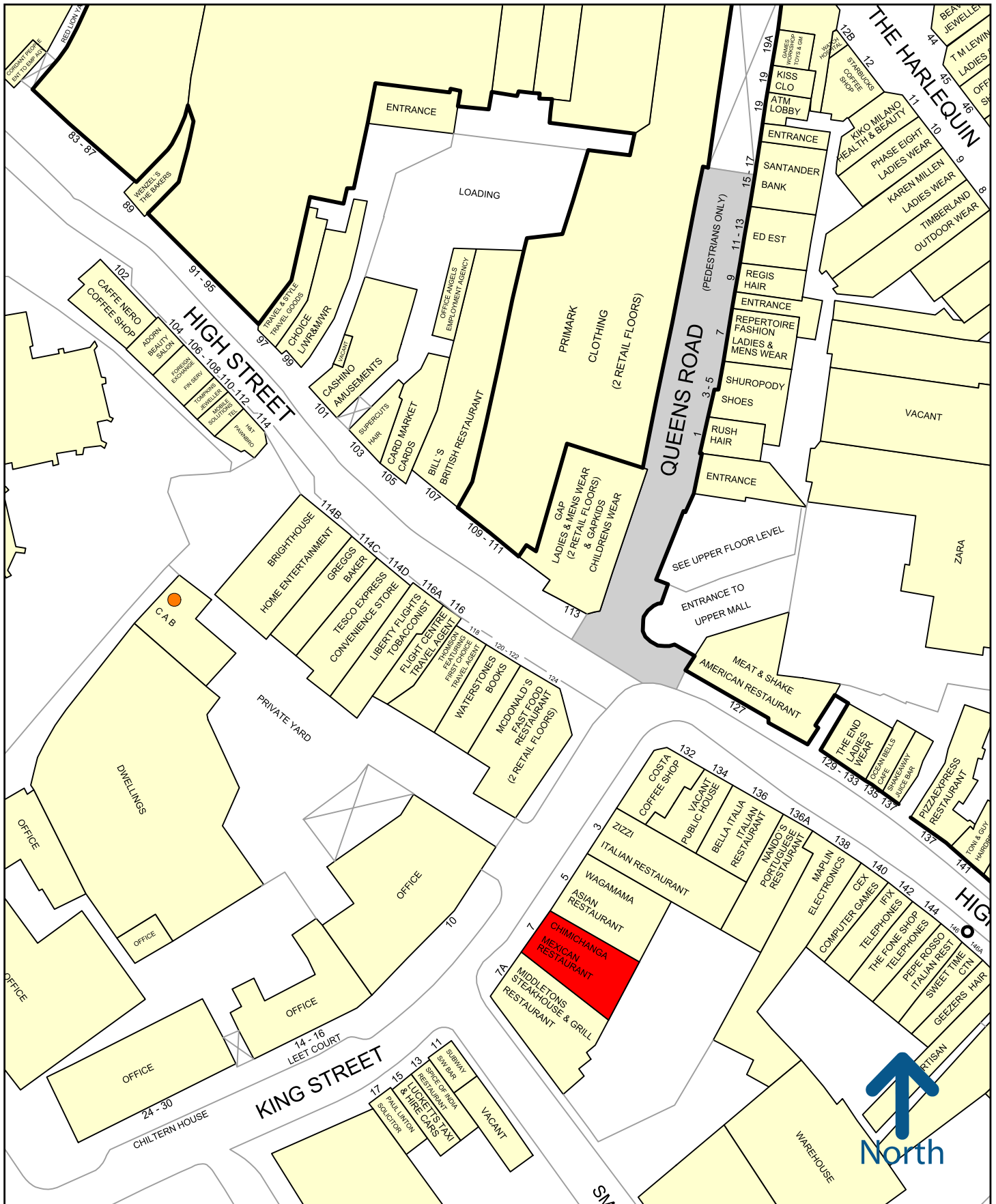
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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payable. Regulated by RICS.



Experian Goad Plan Created: 26/09/2018
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