

# Property Particulars



Commercial Property Consultants

**APPROXIMATELY 252 SQ FT GROUND FLOOR SHOP**

**TO LET**

**332 ST ALBANS ROAD, WATFORD, WD24 6PQ**



## **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 close proximity of The Dome roundabout where Sainsbury and Asda supermarkets are situated, together with a parade of shops which includes, restaurants, takeaways, convenience store, hairdressers, etc.

## **ACCOMMODATION**

Comprises a Ground Floor shop with a net internal area of approximately 252 sq ft.

## **AMENITIES**

- Glazed frontage
- W/C
- Kitchenette
- Electric Roller Shutter

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**



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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

## **TERMS**

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

## **RENT**

£7,000 per annum exclusive.

## **VAT**

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

## **RATES**

Rateable Value - £5,600

Rates payable 2018/19 - £2,688

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](mailto:office@perryholt.co.uk)

EPC has been ordered

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