

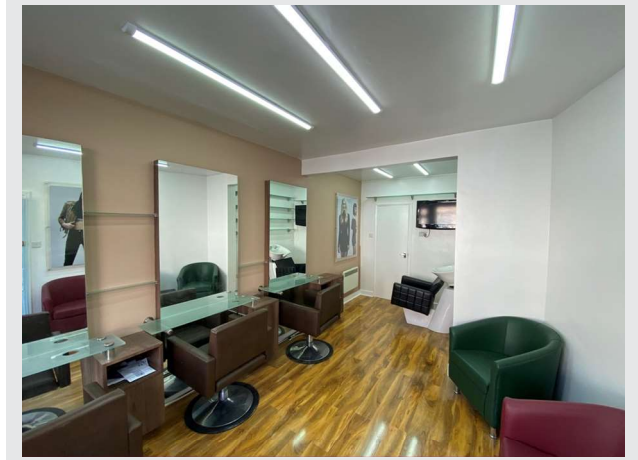
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

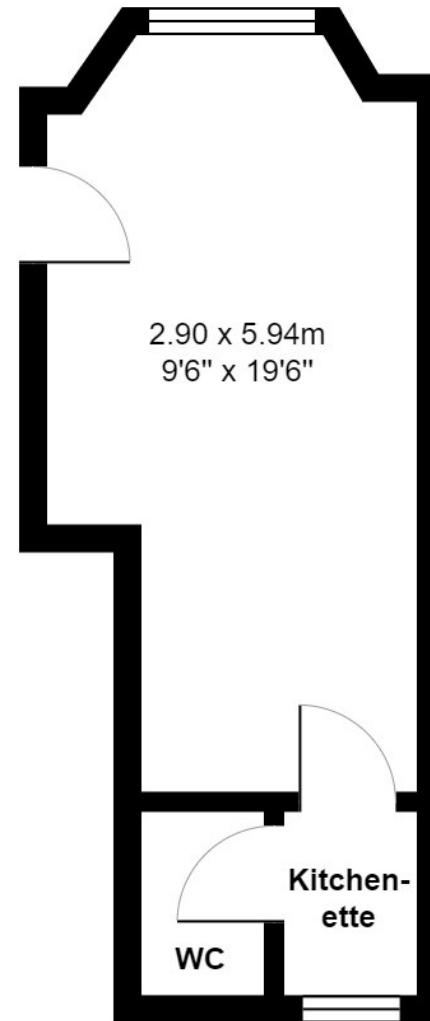
Hair salon / barber shop

11a Harwoods Road, Watford, Hertfordshire, WD18 7RA



ACCOMMODATION

Total 179 sq ft 16.62 sq m



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

AMENITIES

- ✓ Located in high density residential area
- ✓ Good passing trade
- ✓ Fully fitted
- ✓ Turn key opportunity

LOCATION

Located on Harwoods Road within walking distance to Watford Town Centre and Watford Metropolitan Line which provides links into London within 45 minutes.

Road communications via Junction 5 of the M1 and Junction 18 and 19 of the M25 all give access to the south-east motorway system

DESCRIPTION

Ground floor retail space which has been fully fitted out by the Landlord as a Hair Salon/Barber shop, benefiting from a kitchenette and W/C facilities.

TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

RENT

£11,000 per annum exclusive

RATES

Rateable value: £2,500. Rates payable 23/24: £1,247.50. Rates payable should be verified with Watford Council Tel: 01923 278466.

VAT

We understand that VAT is not currently payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

PERRY HOLT

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