

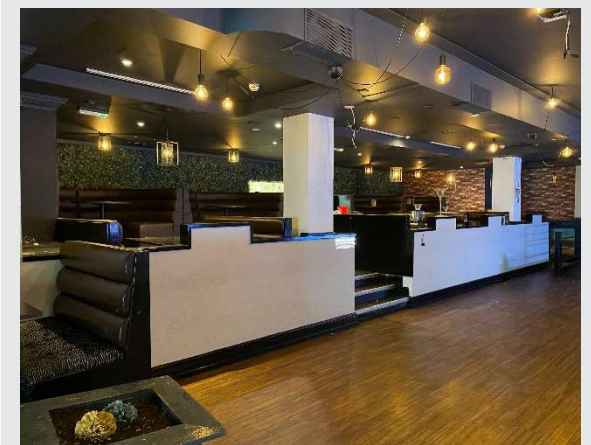
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

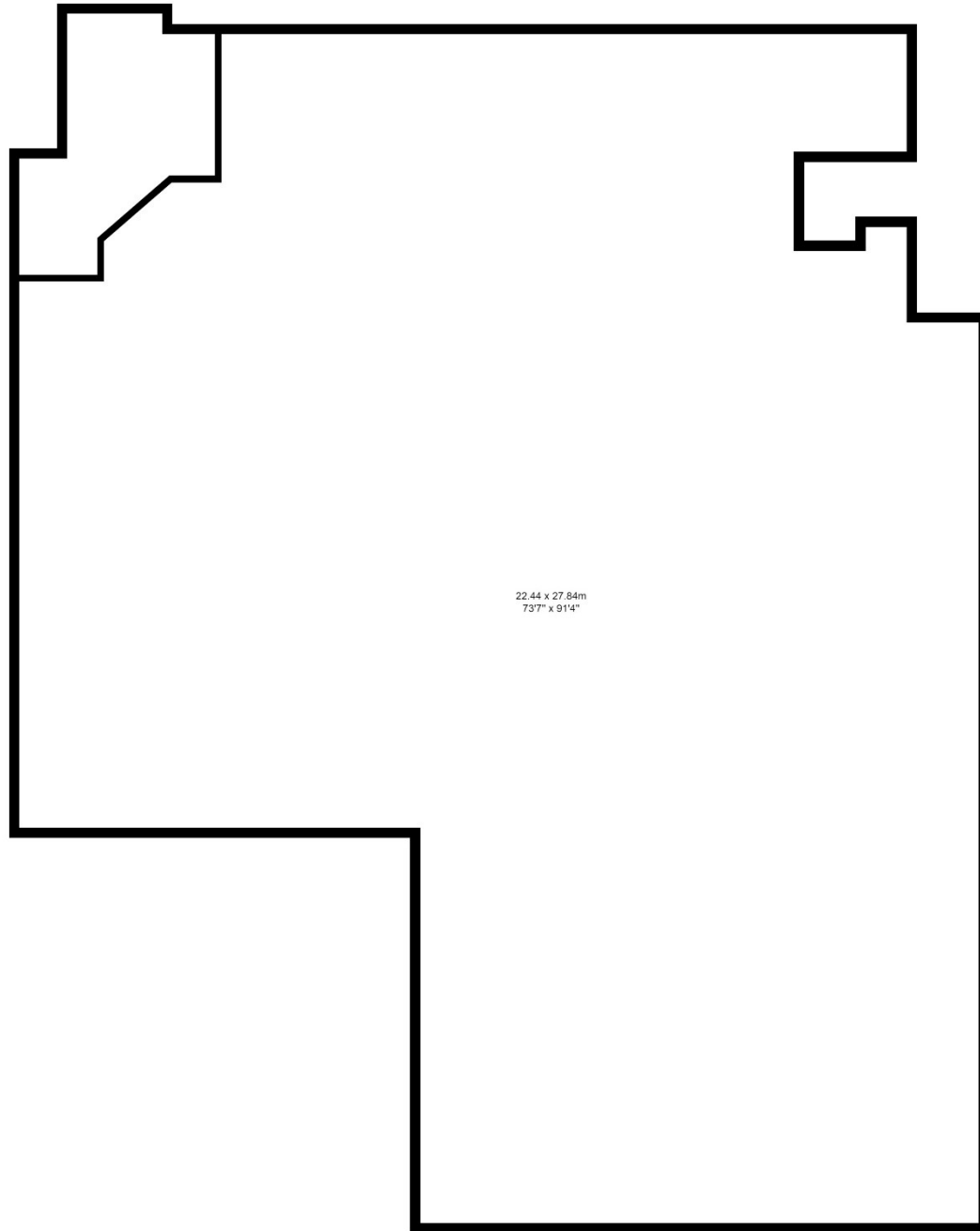
Fitted leisure opportunity in
Watford Town Centre

Unit B Gade House, The Parade, 46 High Street, Watford,
Hertfordshire, WD17 1AY



ACCOMMODATION

Total 7,381 sq ft 685.71 sq m



AMENITIES

- ✓ Sought after location with good footfall
- ✓ Wide frontage on to The Parade
- ✓ Parking in very close proximity
- ✓ Walking distance of Watford Junction

LOCATION

Prominently situated within the heart of the town centre retail and leisure area and close to town centre car parks including the 641 space Gade Car Park within 100 yards, as well as being within a short walk of Watford Junction railway station. The subject premises sits in the busy pedestrianised section of The Parade with nearby occupiers including Nando's, Slug & Lettuce, GDK, Walkabout, Pret A Manger and Lloyds No1.

SERVICE CHARGE

Estimated to be £1.50 per sq. ft. Full details available upon request

DESCRIPTION

The premises which previously traded as a bar and restaurant are arranged over ground floor only comprising 7,381 sq. ft. (685.71 sq. m) GIA.

TERM

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

RENT

£120,000 per annum exclusive

RATES

Rateable value: £128,000. Rates payable 22/23: £65,536. Rates payable should be verified with Watford Council Tel: 01923 278466.

VAT

We understand that VAT is payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWINGS

By appointment only please through Perry Holt Property Consultants or Joint Agents Green & Partners:- Matt Beardall 07912 746923

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