



77-79 High Street
Watford, WD17 2DN

**Substantial retail unit in
prime central Watford
location.**

4,770 to 6,250 sq ft
(443.15 to 580.64 sq m)

- Revised Rent
- Prime Location
- 4,770 ft² ground floor
- 1,480 ft² basement
- Rear outdoor area

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Summary

| | |
|-----------------------|------------------------------------|
| Available Size | 4,770 to 6,250 sq ft |
| Rent | £165,000 per annum |
| Rates Payable | £40,192 per annum |
| Rateable Value | £78,500 |
| Service Charge | N/A |
| VAT | To be confirmed |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | Upon enquiry |

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|--------------|--------------|---------------|--------------|
| Ground | 4,770 | 443.15 | Available |
| Basement | 1,480 | 137.50 | Available |
| Outdoor | 1,130 | 104.98 | Available |
| Total | 7,380 | 685.63 | |

Description

The property comprises a substantial mid-terrace retail unit in a prime town centre location. The ground floor comprises 4,770 ft² excluding the basement of 1,480 ft² and a rear yard of 1,130 ft².

Location

The premises are located on the east side of High Street, Watford between the junctions of King Street and Market Street. It is considered a prime location close to other major retailers, restaurants and leisure operators.



Viewing & Further Information



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