



147 Bushey Mill Lane

Watford, WD24 7PD

Prominent Small Retail Unit

607 sq ft

(56.39 sq m)

- Prominent Secondary retail parade
- Return frontage
- On Street Parking
- 0.2 Miles from North Watford Station
- 1.5 miles from Watford Junction
- Use Class E

Summary

Available Size	607 sq ft
Rent	£18,500 per annum
Rates Payable	£4,541.95 per annum
Rateable Value	£9,500
EPC Rating	D

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	607	56.39	Available
Total	607	56.39	

Description

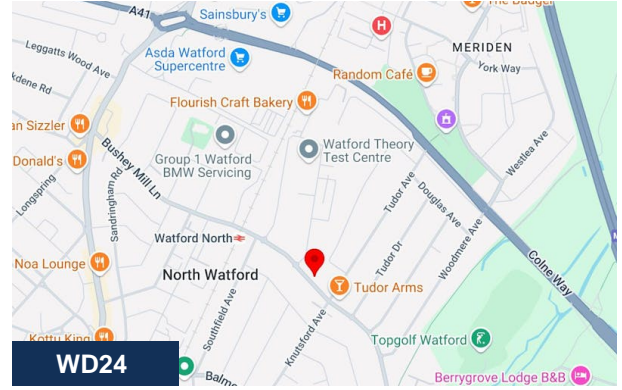
The premises comprise a ground-floor retail unit comprising a total of 576.89 sqft, benefiting from return frontage and a glazed shopfront. The unit is configured with a retail area at the front and a rear section, which is partitioned to accommodate storage, kitchen, and toilet facilities. The unit features a suspended ceiling and energy-efficient LED lighting and is predominantly open-plan throughout.

Location

The premises are situated on Bushey Mill Lane within a prominent parade of secondary retail shops. The parade is well utilised and offers a mixture of local and national occupiers. North Watford Station is located just 0.2 miles from the subject property, whilst Watford Junction is approximately 1.5 miles away. Nearby major road networks include the M1, A41, and A405.

Terms

The premises are available by way of a new lease for a term by arrangement.



Viewing & Further Information



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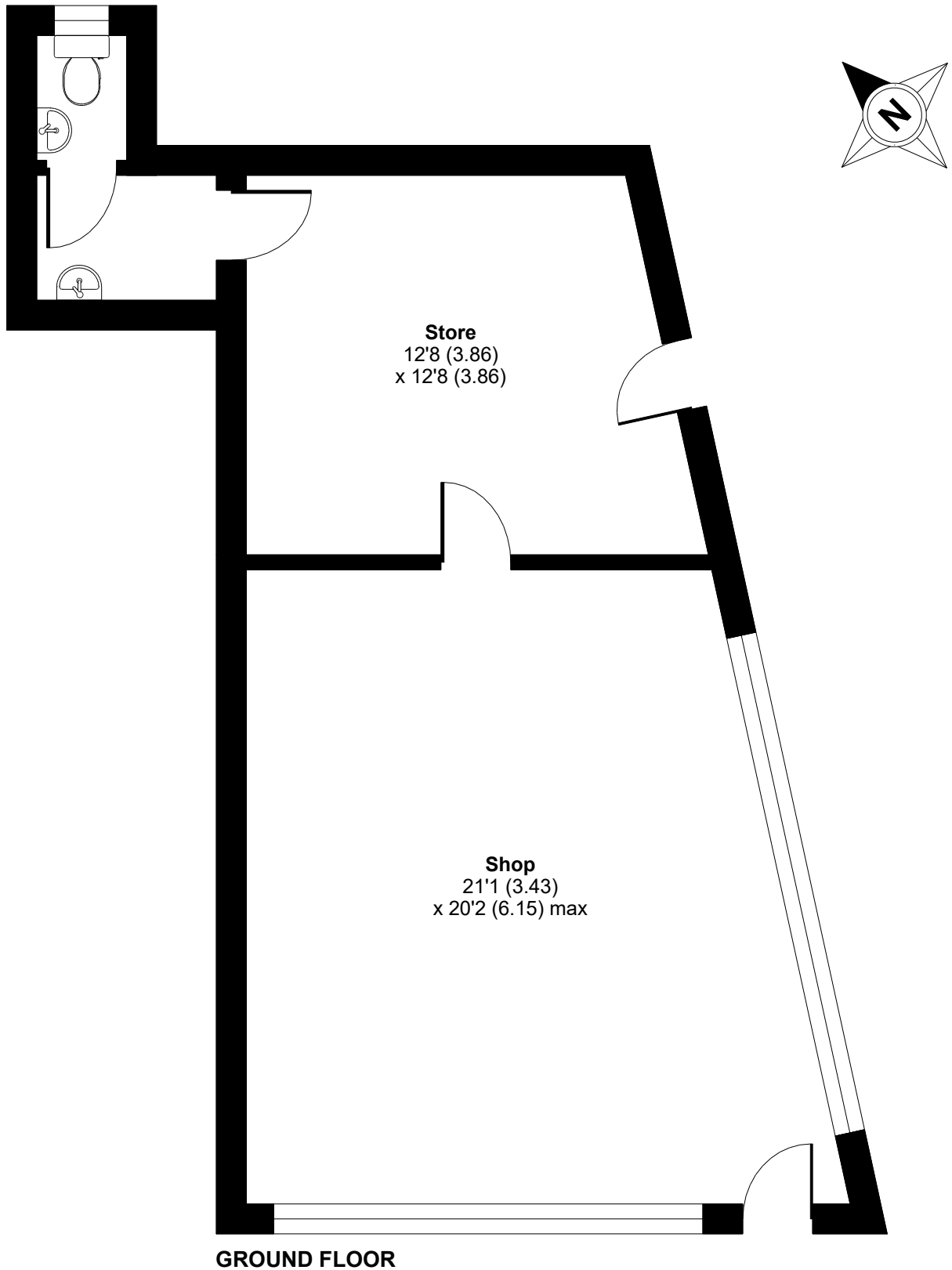




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Approximate Area = 607 sq ft / 56.3 sq m

For identification only - Not to scale



GROUND FLOOR