

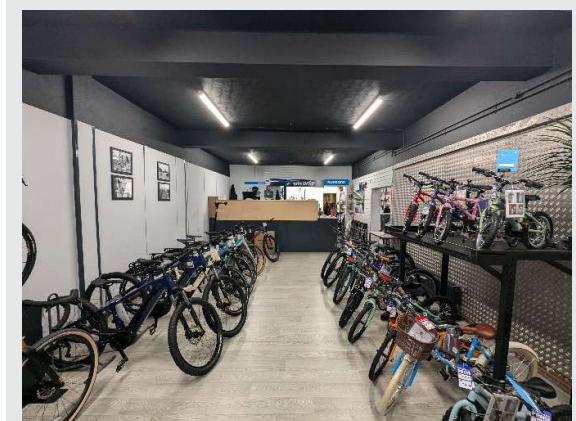
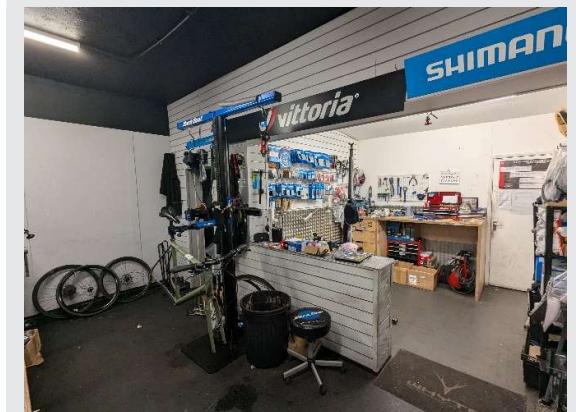
PERRY HOLT

PROPERTY CONSULTANTS

TO LET

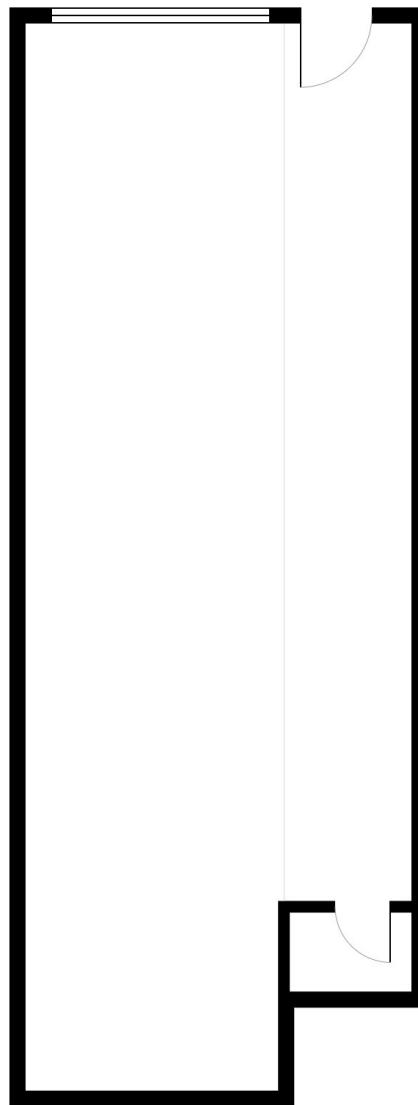
Retail unit with high passing traffic

486 St. Albans Road, Watford, Hertfordshire, WD24 6QU



ACCOMMODATION

	Sq ft	Sq m
Total	776	72



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

AMENITIES

- ✓ Roller Shutters
- ✓ Large glazed frontage
- ✓ High passing traffic location
- ✓ Large open plan sales area

LOCATION

Prominently positioned opposite a recently completed residential development 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 a few minutes walk of the Dome Roundabout where Sainsbury's and Asda supermarkets are situated, together with a parade of shops which includes restaurants, takeaways, a convenience store, hairdressers etc.

DESCRIPTION

Comprising a ground floor shop with roller shutters and a large glazed frontage. There is also a small storage cupboard and customer service counter area to the rear.

TERM

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

RENT

£20,000 per annum exclusive

RATES

Rates are to be reassessed by the tenant.

VAT

We understand that VAT is payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

PERRY HOLT

PROPERTY CONSULTANTS

FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk