

# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

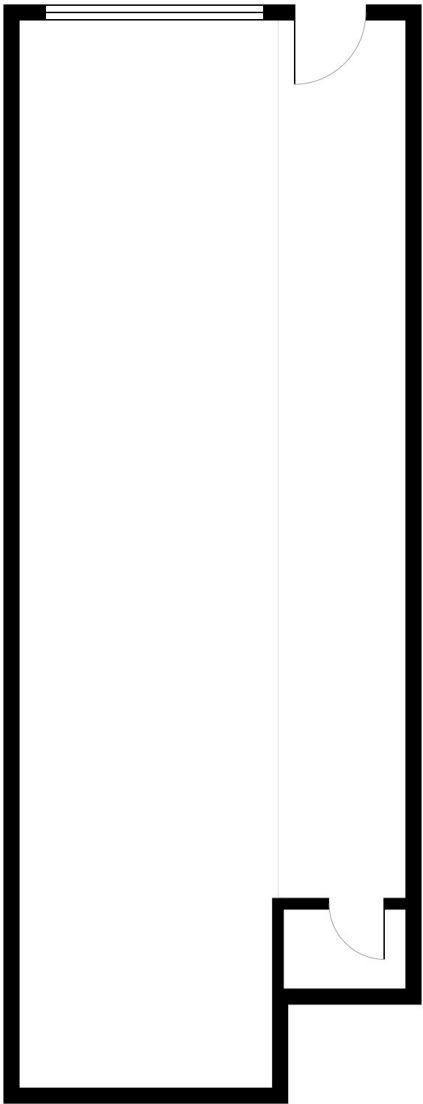
Retail unit with high passing  
traffic

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.

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