

Ground Floor | 149 St Albans Road | Watford | WD24 5FZ

Newly Built Commercial Unit | To Let

Location

The premises are situated to the southern end of St Albans Road, an arterial route that connects Watford Town Centre to the A41 and occupied by a variety of national multiple and local independent traders.

Watford Junction Station is approximately 6 mins walk away, whilst directly opposite is "The Eight Gardens" residential development being undertaken by Berkley Homes, comprising 1,213 new dwellings.

Description

The subject unit was until recently used as a marketing suite and forms part of the ground floor of a newly built residential 10 storey tower. Constructed to a 'developers shell' specification, the premises enjoy a flexible planning consent and would lend themselves to a wide variety of uses such as retail, showroom, professional services or health and fitness.

Accommodation

The property has the following gross internal floor areas:-

Ground floor retail | 145.77 Sq.m | 1,569 Sq.ft

Terms

Available by way of a new EFRI lease for a term to be agreed, subject to 5 yearly upward only rent reviews. The asking rent is £30,000 per annum, plus VAT if applicable.

EPC

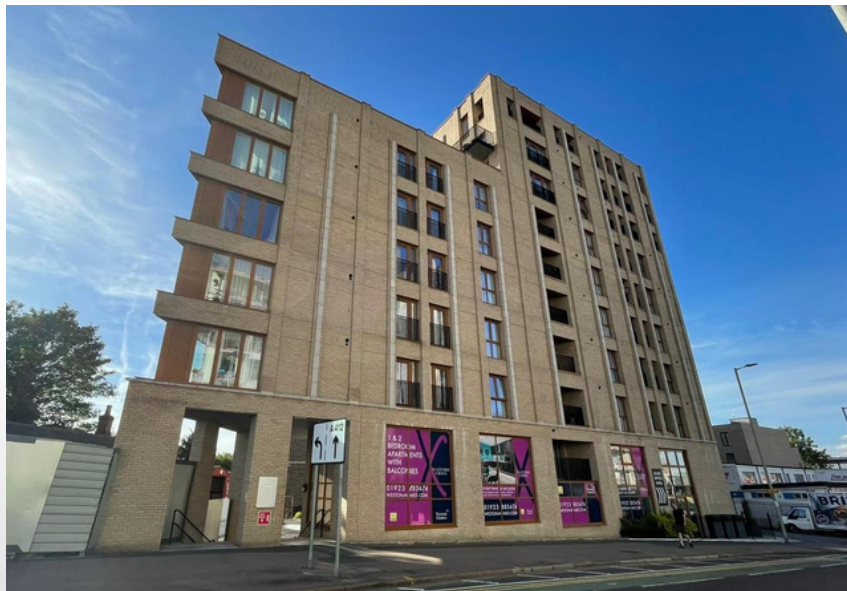
An EPC has been commissioned and is awaited.

Rates

The business rates for this property are to be re-assessed. For more information and for rates payable please refer to the Local Charging Authority, Watford Borough Council – 01923 278187.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



- Flexible planning consent allowing variety of uses
- Prominent main road location with extensive frontage
- Directly opposite new development of over 1,200 homes
- Developer shell specification, with glazed shop front
- Close to Watford Junction station

Ollie Elderfield
07548 098881
ollie.elderfield@brasierfreeth.com

Neil Saunders
07980 756655
neil.saunders@brasierfreeth.com

VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyer/Funder/Lessee
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >