

70 High Street | Watford |
WD17 2BS

Prime Retail / Catering Unit | To Let |
Prominent Corner Building



70 High Street | Watford | WD17 2BS

Location

The property provides a prominent corner position in the prime hub section of "High Street" opposite the Atria Shopping Centre extension, at the junction with Market Street. It is opposite Beech House, Cote, and Natwest Bank. Other nearby occupiers include Barclays Bank, Chipotle, Five Guys, Burger King and TGI Fridays.

Description

It comprises a fitted unit arranged over basement, ground and first floor levels. The ground and first floor provide sales accommodation in a "L" shape configuration whilst the basement has been used for staff/ancillary purposes. The staff WC facilities are situated in the basement.

Accommodation

The property provides the following net internal floor areas:-

Ground floor sales		112.32 Sq.m		1,209 Sq.ft
Ground floor anc		3.99 Sq.m		43 Sq.ft
First floor sales		108.60 Sq.m		1,169 Sq.ft
First floor anc		4.46 Sq.m		48 Sq.ft
Basement anc		81.10 Sq.m		873 Sq.ft
Total area		310.48 Sq.m		3,342 Sq.ft

Floor plans are available on request.

Possible pavement seating with the usual consents.

In addition, there is a residential flat on the second floor above which can be made available by separate negotiation.

Key features

- Prominent corner building
- Prime "High Street" location
- Opposite Atria shopping centre
- Ground/first floor trading
- Suitable for retail/catering uses
- Available now

Terms

The premises are available on new full repairing and insuring lease for a term of years to be agreed.

Rent

£95,000 per annum plus VAT (if applicable).

The rent is exclusive of business rates, insurance, service charge, VAT (if applicable), and all other outgoings.

EPC

Further details available upon request. B 49 (expires 8 June 2033).

Rates

The Rateable Value from April 2024 is £55,000.

For rates payable please refer to the Local Charging Authority, Watford Borough Council - 01923 226400.

Legal costs

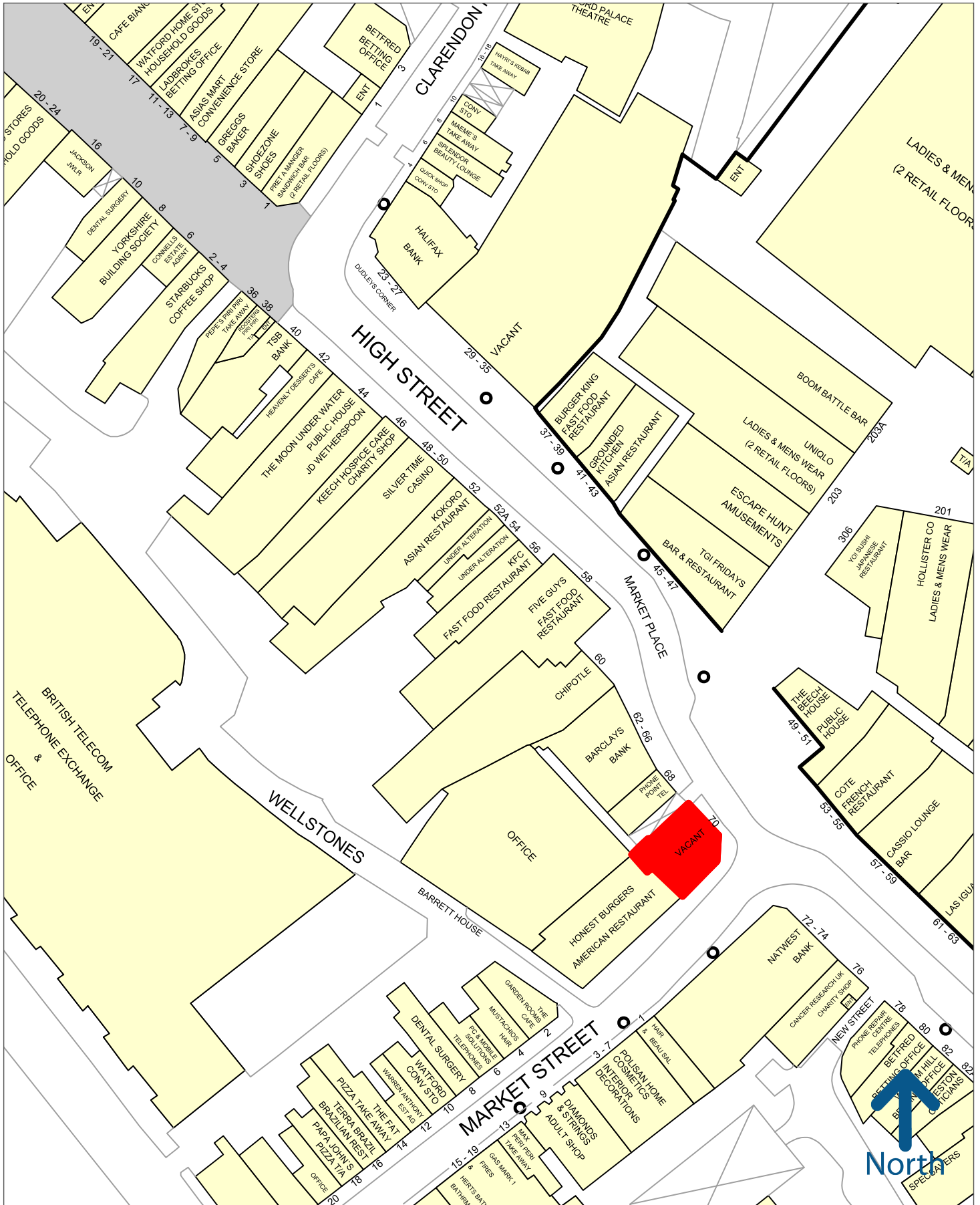
Each party to be responsible for their own legal and consultancy costs.



Contact

Mark Poyner
07803 234866
mark.poyner@brasierfreeth.com

VIEWINGS - Strictly by appointment



50 metres

Copyright and confidentiality Experian, 2023. © Crown copyright and database rights 2023. OS 100019885

Experian Goad Plan Created: 22/01/2024
Created By: Brasier Freeth



For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com