

32/34 The Parade | Watford | WD17 1EA

Retail/Coffee Shop Unit | Sublease Available

Location

The unit is located in a prominent corner position on the prime section of The Parade, adjacent to Santander, opposite B&M and the large JRC Global Buffet premises. Other nearby occupiers include Starbucks, Pret, Greggs, Ladbrokes, Caffe Bianco, Sam Pound Stores, Fireaway Pizza, BHF Home Store and Nando's.

Description

The property comprises a shell unit arranged on ground floor only. The ground floor provides a square shaped unit at the front before narrowing towards the rear. There is a return window onto Exchange Road, and it benefits from rear access to the service road for loading/unloading.

Accommodation

The retail unit provides the following gross internal floor area:-

Ground floor retail | 154.50 Sq.m | 1,663 Sq.ft

Possible pavement seating with the usual consents.

Legal costs

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

Key features

- Prominent corner location
- Class E(a) Use
- Available now

Lease terms

The premises are available on new FRI sublease outside the security of tenure provisions of the Landlord and Tenant Act 1954, for a term to be agreed. The existing headlease runs to September 2037.

Passing rent

The passing rent is £70,000 per annum.

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

EPC

Further details available upon request. D 78.

Rates

For rates payable please refer to the Local Charging Authority, Watford Borough Council – 01923 278187.



Contact

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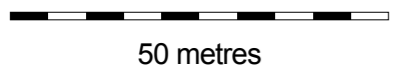
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VIEWINGS - Strictly by appointment

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 Buyers/Funders/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 >

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