

43 | High Street | Atria Watford

Prime Fitted Restaurant | To Let



Located at
the heart of
the Town
Centre



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About Atria

Atria Watford is located at the heart of the Town Centre, the shopping centre comprises 1.4 million Sq.ft of retail and leisure accommodation. The scheme attracts shoppers from the affluent Home Counties with 83% categorised as ABC1.

Key retailers include M&S, Zara, H & M, Apple, Primark, Next Beauty & Home, TK Maxx, Uniglo, Mango, Footlocker, Hollister & Hugo

The extension has broadened the leisure offer with a 9 screen Cineworld IMAX, Hollywood Bowl, Rock Up, Puttshack, Boom Battle Bar, Escape Hunt.

Description

The unit is located in a much sought after restaurant pitch on High Street, located between TGI Fridays and Burger King and opposite Five Guys, Chipotle, Kokoro and KFC.

The Beech House has recently opened on the entrance to Atria, further this location is the restaurant and leisure hub for Watford Town Centre.

Other nearby national operators include Las Iguanas, Loungers, The Florist and Yo Sushi. Wingstop are also in the process of fitting out the former Honest Burger unit.

Accommodation

The property comprises the following approximate floor areas:

Ground floor		2,136 Sq.ft		198.44 Sq.m
First floor		2,101 Sq.ft		195.19 Sq.m
TOTAL		4,237 Sq.ft		393.63 Sq.m

Rent

A new lease will be available for a term to be agreed, offers sought with a base rent at £100,000 per annum exclusive with a turnover top up.

Service charge

The estimated annual service charge for 2024 is £16,834.67 per annum.

Rates

The Rateable Value from April 2023 is £84,000.

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

Legal costs

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

EPC

Full report available on request.

Leasing brochure

[Here >](#)

Lower mall



Adjoining retailers |



PLEASE GET IN TOUCH:

Anthony Appleby
07801 138136
anthony.appleby@brasierfreeth.com

Damian Sumner
07974 085738
damian.sumner@brasierfreeth.com

Or or joint agents:

Lunson Mitchenall
020 7478 4950

VIEWINGS - Strictly by appointment

brasierfreeth.com