



77-79 High Street
Watford, WD17 2DN

**Substantial retail unit in
prime central Watford
location.**

4,770 to 6,250 sq ft
(443.15 to 580.64 sq m)

- Revised Rent
- Prime Location
- 4,770 ft² ground floor
- 1,480 ft² basement
- Rear outdoor area

77-79 High Street, Watford, WD17 2DN

Summary

Available Size	4,770 to 6,250 sq ft
Rent	£165,000.00 per annum
Rates Payable	£40,192 per annum
Rateable Value	£78,500
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,770	443.15	Available
Basement	1,480	137.50	Available
Outdoor	1,130	104.98	Available
Total	7,380	685.63	

Description

The property comprises a substantial mid-terrace retail unit in a prime town centre location. The ground floor comprises 4,770 ft² excluding the basement of 1,480 ft² and a rear yard of 1,130 ft².

Location

The premises are located on the east side of High Street, Watford between the junctions of King Street and Market Street. It is considered a prime location close to other major retailers, restaurants and leisure operators.



Viewing & Further Information



Peter Amstell

020 8429 9007

peter@davidcharles.co.uk

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/05/2024