

# Atria Watford | Unit 56 | Lower Mall

Prime Unit to Let



Located at  
the heart of  
the Town  
Centre



## Atria Watford | Unit 56 | Lower Mall

### 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, Next, Primark, MAC and Kurt Geiger. Recent new lettings include, Next Beauty & Home, Footlocker, Puttshack and Boom Battle Bar.

The extension has broadened the leisure offer with a 9 screen Cineworld IMAX, Rock Up, Hollywood Bowl, The Florist, Cote, Yo! Sushi and TGI's.

### Description

The subject unit is located on the Lower Mall of the scheme, positioned between Boots and Zara. Other nearby retailers include Joe & The Juice, Fat Face and WH Smith. This location benefits from being adjacent to the pedestrian staircase link to the High Street.

### Accommodation

The property comprises the following approximate floor area:

Ground floor | 2,640 Sq.ft | 245.26 Sq.m

### Base rate

Rental offers are invited upon application per annum exclusive of service charge, insurance, rates and VAT, payable quarterly in advance.

### Turnover rent

Leases at Atria Watford are structured on a Base + Turnover arrangement. The rent payable will be the greater of the Base rent or an agreed percentage of gross turnover excluding VAT.

### Terms

The unit is available by way of a new lease for a term of years to be agreed. The lease will include provisions for a service charge making it effectively full repairing and insuring.

### Service charge

The estimated annual service charge is £35,366.30 per annum.

### Rates

The new Rateable Value from April 2023 is £35,000.

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



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PLEASE GET IN TOUCH

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VIEWINGS - Strictly by appointment

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- 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 >

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