

Unit 1 Vicarage Road | Watford | WD18 0GN

Retail/Commercial Unit | To Let

Location

The development is situated on the busy Vicarage Road, close to Watford FC's football stadium. Nearby occupiers include RS Food & Wine, Bridgewater Glass, Coral, Londis and Wenzel's Bakers. Watford General Hospital is a short distance to the south-west.

Description

The unit will be finished to a shell and core fitout, the exact handover specification is to be agreed. The unit is arranged over a ground and lower ground floor level.

A take-away use will not be acceptable.

Accommodation

The property has the following approximate floor areas:-

Ground floor	35 Sq.m	377 Sq.ft
Lower ground floor	47 Sq.m	506 Sq.ft

Terms

The property is available on a new full repairing and insuring lease basis.

Rent

£20,000 per annum plus VAT (if applicable).

The rent is exclusive of business rates, insurance, service charge and VAT.

EPC

Further details available upon request.

Rates

Information not yet available. The units are to be assessed following practical completion of the property.

Legal costs

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



- New mixed-use development
- Secondary Town Centre location
- Situated on Vicarage Road close to Watford FC's stadium

Mark Poyner
07803 234866
mark.poyner@brasierfreeth.com

Ollie Elderfield
07548 098881
ollie.elderfield@brasierfreeth.com

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 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 >