

Unit 2 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	48 Sq.m	516 Sq.ft
Lower ground floor	26 Sq.m	280 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
- Potential to combine with the adjacent unit

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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
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