

# 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 Cinewold 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  $\pounds100,000$  per annum exclusive with a turnover top up.

#### Service charge

The estimated annual service charge for 2024 is  $\pounds 16,834.67$  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.

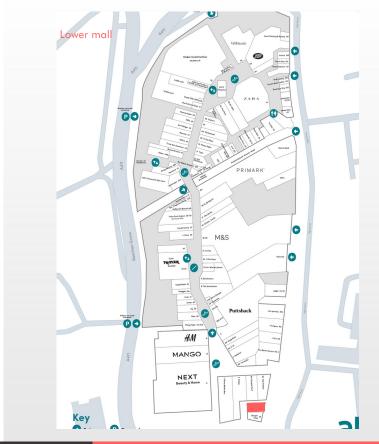
#### EPC

Full report available on request.

#### Leasing brochure

Here >

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## 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. In accordance with the current Antimoney loandering (ANL) Regulated firm and subjects to RESC does for leading business permises. Full data for a state free that is a for subject free that is a for unit >> Strate Free that is a Stragetated firm and subjects to RESC does for leading business permises. Full data for a leading to find. For expression of the current Anti-Brase Free that is a Stragetated firm and subjects to RESC does for leading business permises. Full data for all of the codes or evaluations for the other or unit >>

# Adjoining retailers



# PLEASE GET IN TOUCH:

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