

# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

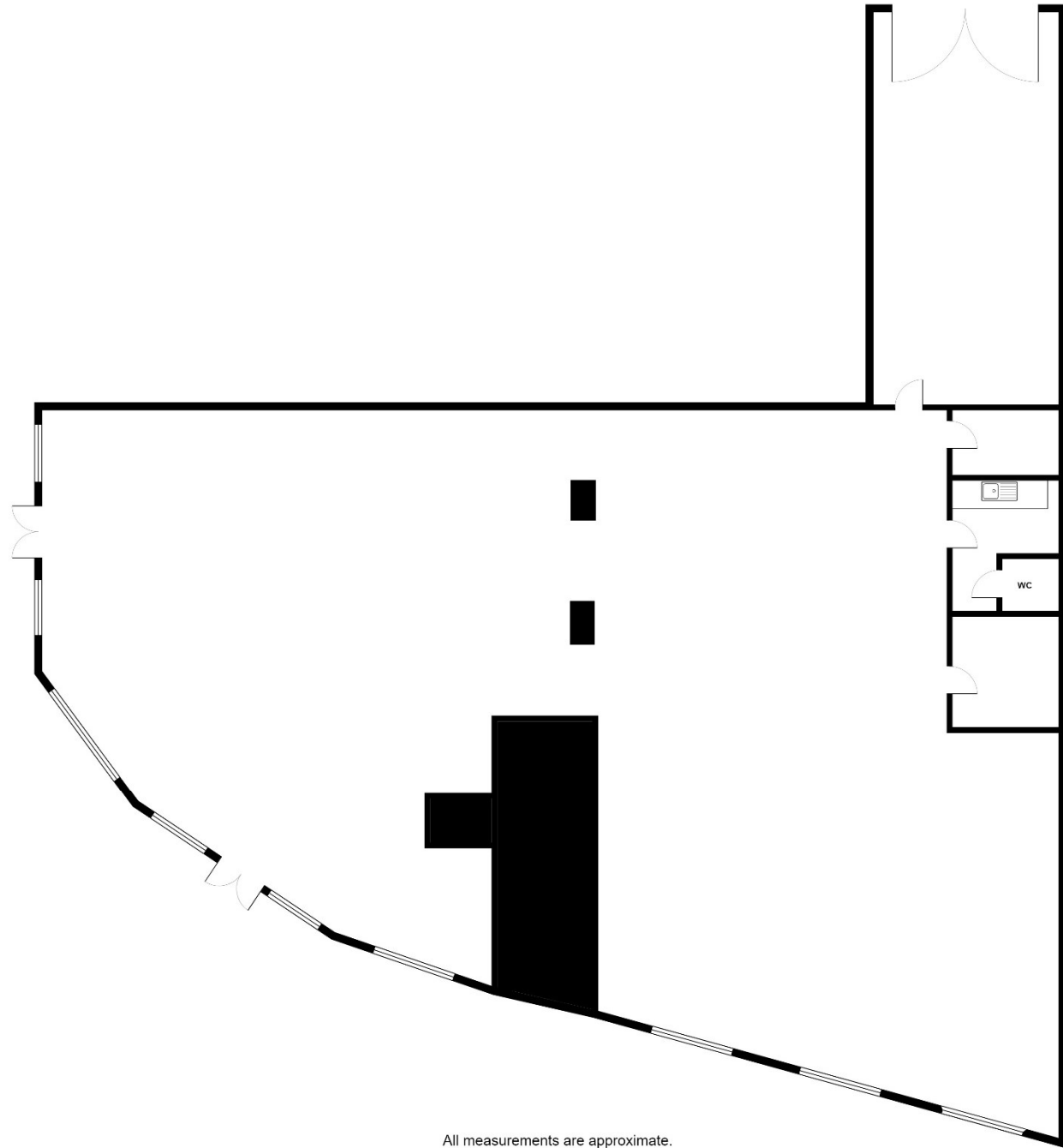
4,325 sq ft ground floor, Class E  
premises

Unit 4, 49-53 Queens Road, Watford, WD17 2QN



## ACCOMMODATION

	Sq ft	Sq m
Total	4,325 sq ft	401.80



All measurements are approximate.  
Please note this floor plan is for marketing purposes and is to be used as a guide only.  
All efforts have been made to ensure accuracy.

## AMENITIES

- ✓ Wide, corner frontage
- ✓ Good footfall
- ✓ Kitchen and WC Facilities
- ✓ 2 car parking spaces

## LOCATION

Queens Road is a busy retail pitch in close proximity and accessed directly from Watford Town centre and the Atria shopping centre via a pedestrian underpass. The premises are also within walking distance of Watford Junction train station.

## DESCRIPTION

Ground floor retail/class E use premises in a very prominent location, currently configured as open plan retail with loading and storage area to the rear. Benefitting from a kitchenette and WC facilities.

## TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

## RENT

£50,000 per annum exclusive

## RATES

Rateable value: £37,500 Rates payable: £18,712.50. Rates payable should be verified with Watford Council Tel: 01923 278466.

## VAT

We understand that VAT is payable on the rent

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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