

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Town centre first and second floor
clinic/former dentist

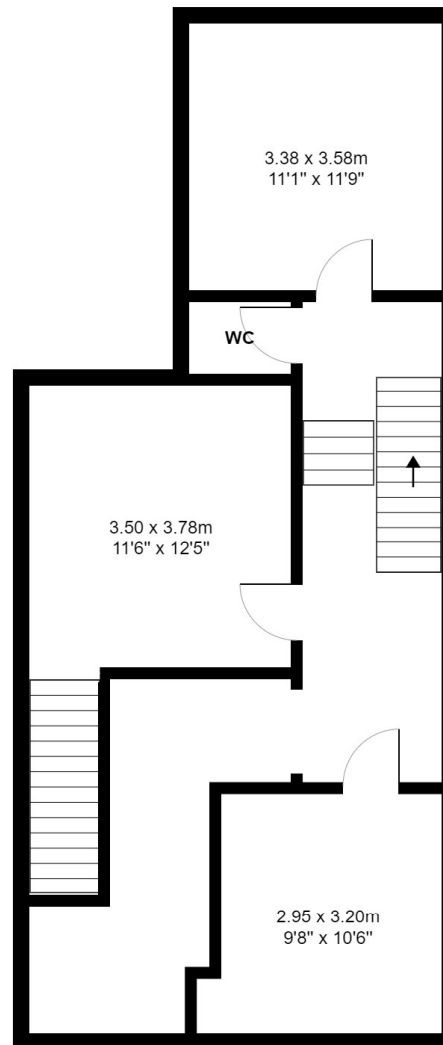
4 Market Street, Watford, WD18 0PD



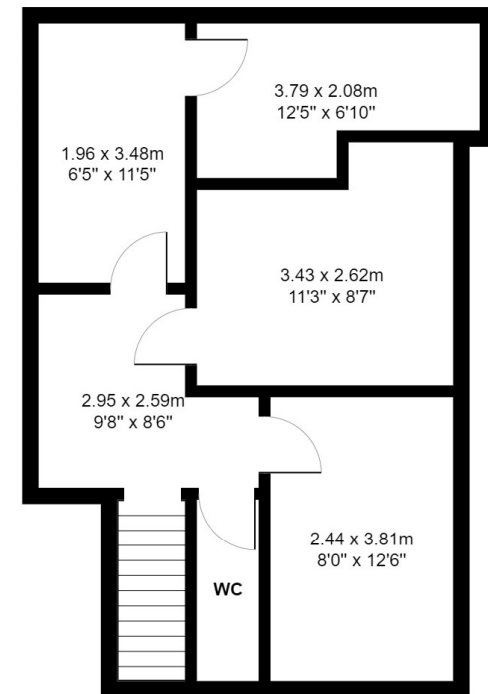
ACCOMMODATION

Total 862 sq ft 80.08 sq m

First floor



Second floor



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

- ✓ Prominent location
- ✓ Good passing trade
- ✓ Suitable for alternative use under Class E
- ✓ WC facilities on both floors

LOCATION

Prominently positioned within the town centre on Market Street which has a one way traffic system and very close proximity to the pedestrianised High Street and Atria shopping centre.

Nearby operators include Coral bookmakers, Papa Johns, Wingstop, and an 80 bed Travelodge hotel.

Both Watford High Street and Watford Junction stations are within walking distance, providing frequent services to central London.

DESCRIPTION

The space is a former clinic/dentist and accessed from the ground floor fronting Market Street and set over the first and second floors with reception area and several partitioned rooms on both floors along with WC facilities. The space can be used for other uses under Class E.

TERM

Available by way of a new lease for at term to be agreed.

RENT

£22,000 per annum exclusive.

RATES

Rateable value: £13,000. Rates payable 23/24 £6,487. Interested parties should contact Watford Borough Council 01923 226400 to verify the rates payable.

VAT

We understand that VAT is not payable on the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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