

99 High Street | Watford | WD17 1LN

## Retail Unit | To Let

### Location

This retail unit is situated on the High Street in the section between M&S and Primark. Other nearby occupiers include Flannels, Café Nero, Greggs, Tesco Express, Waterstones, McDonald's, and Metro Bank.

### Description

The premises provide a standard retail unit with ground floor sales and ancillary areas in the basement (via a hatch) and upper floors. It benefits from a short return window and the WC provision is at the rear of the ground floor.

### Accommodation

The retail unit provides the following measurements and net internal floor areas:-

|                     |             |             |
|---------------------|-------------|-------------|
| Internal width      | 5.64 m      | 18 ft 6 ins |
| Shop depth          | 25.93 m     | 85 ft 1 in  |
| Ground floor retail | 140.38 Sq.m | 1,511 Sq.ft |
| First floor anc     | 40.41 Sq.m  | 435 Sq.ft   |
| Second floor anc    | 40.88 Sq.m  | 440 Sq.ft   |
| Basement anc        | 31.49 Sq.m  | 339 Sq.ft   |

### Terms

The premises are available on new full repairing and insuring lease to be agreed.

### Rent

£70,000 per annum plus VAT (if applicable).

The rent is exclusive of business rates, insurance, VAT (if applicable), and all other outgoings.

### EPC

Further details available upon request. C 73.

The EPC expires 30 June 2028.

### Rates

The Rateable Value from April 2024 is £33,000. For rates payable please refer to the Local Charging Authority, Watford Borough Council – 01923 278187.

### Legal costs

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



- Prominent High Street location
- Situated between M&S & Primark
- Benefits from a short window return
- Available mid July 2024

### Contact

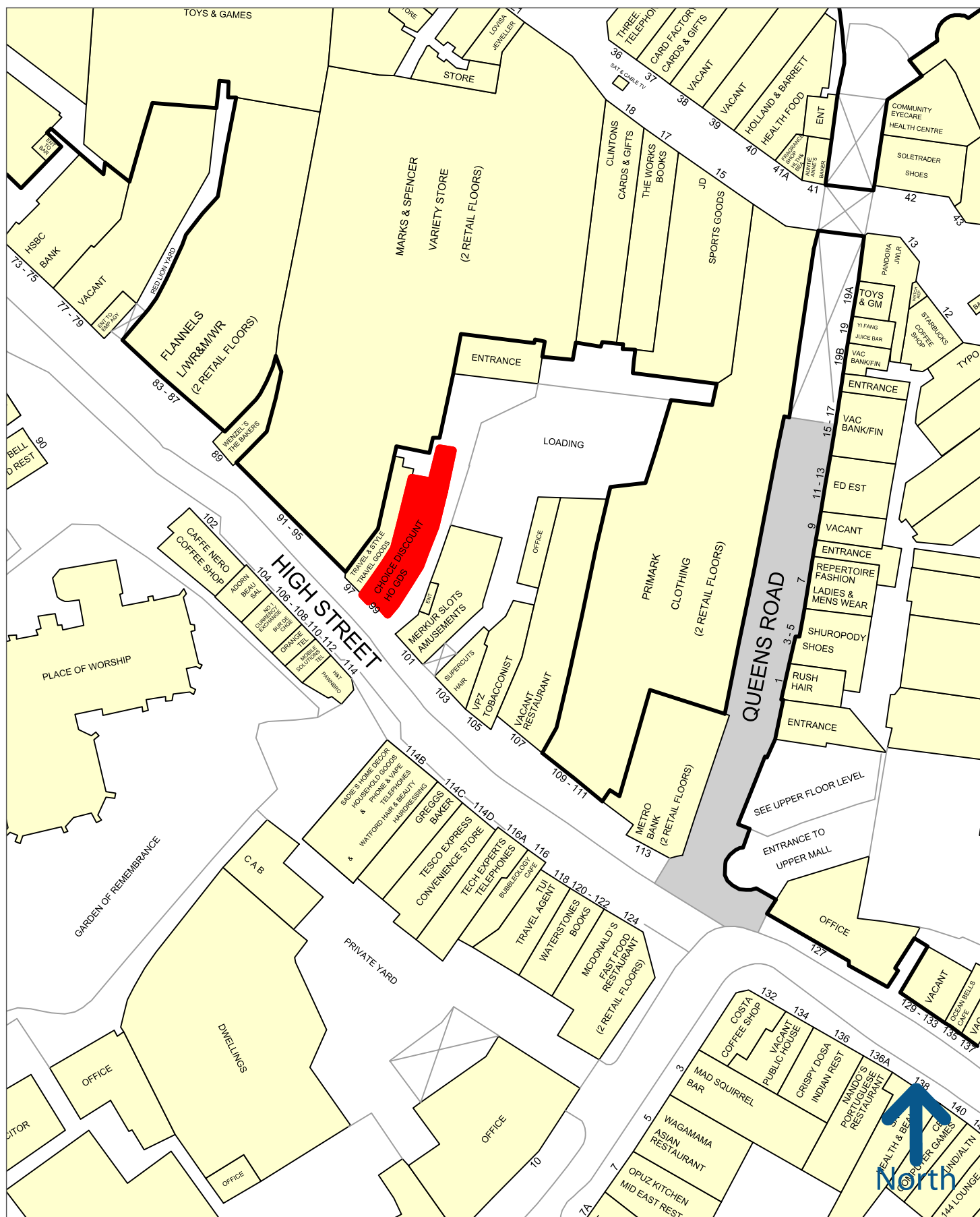
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**VIEWINGS - Strictly by appointment**

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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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