



Commercial (EPC Rating: C)

VICARAGE ROAD, WATFORD, WD18
0EH
Per Calendar Month
£1,600 Per

0 Bedroom Commercial located in Watford

Warren Anthony Commercial are delighted to bring to the market this very well located shop with 12ft approx. street frontage arranged over ground floor only until recently trading as Julia bronze & beauty tanning and beauty salon but suitable also for many other uses such as Retail/Financial and Professional Services subject to both the landlord's consent and/or planning if necessary.

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It occupies a prime central position within the pedestrianised precinct on Vicarage Road close to the junction with Merton Road/Wiggenhall Road near to both Watford football ground and Watford General Hospital with Watford Town Centre, Atria Shopping Centre, as well as numerous bars, coffee shops and restaurants all within a short walking distance.

Ground floor 33 square m/355 square ft approx.
Flooring currently fully tiled throughout with rear private room including walk in shower, separate kitchenette and separate WC, as well as rear access leading to Farraline Road with possible parking for one car to be confirmed.

EPC with a current Energy Rating of 74 C
Certificate Number 2180-3022-5070-6106-8825
Valid until 11 March 2033

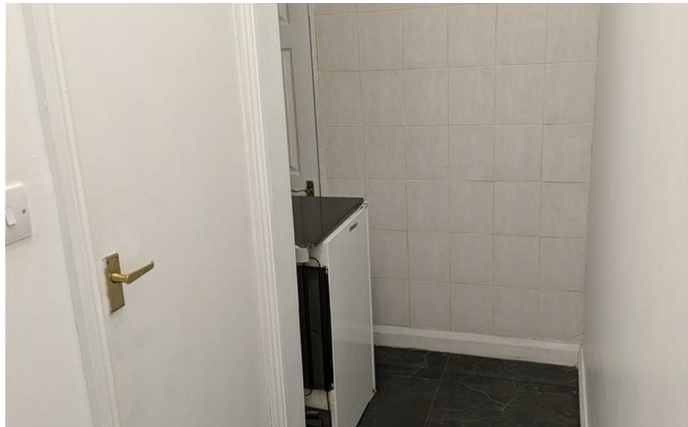
Available by way of a new full repairing and insuring lease for a term to be agreed at a

rent of £1,600 per calendar month/£19,200 per annum exclusive.

Business rates with a rateable value of £8,100.00 and rates payable for the current year 2025/2026 of £4,042.00 but subject to exemption by way of possible small business rate relief c/o application to the local rating authority at Watford Borough Council.

Legal costs with those of the Landlord to be borne by the ingoing tenant as well as their own.

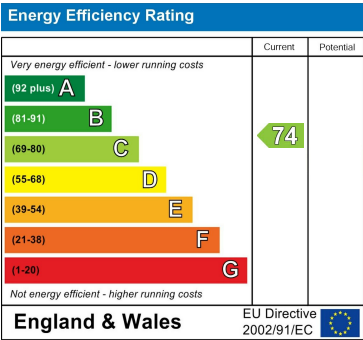
Viewing by prior appointment only through Sole Agent Warren Anthony Commercial on 01923 220012 option 3



Council Tax Band

C

Energy Performance Graph



Call us on

<https://www.warrenanthony.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the

