

COFFEE • CAKES • FOOD

64B

64b Queens Road

WATFORD, WD17 2LA

**£1,200 Per Month**

Nestled on the vibrant Queens Road in Watford, this unique commercial property presents an exceptional opportunity for those seeking to establish or expand their business in a bustling area. With its prime location, the property benefits from high foot traffic and excellent visibility, making it an ideal spot for retail or service-oriented enterprises.

The property features a versatile layout that can be tailored to suit a variety of business needs. Although it is currently listed as having one bedroom, the space can be creatively adapted to accommodate your specific requirements.

Watford itself is a thriving town with a rich history and a diverse population, providing a supportive environment for new ventures. The property is easily accessible by public transport, with nearby bus and train services connecting you to London and other key destinations.

This commercial space on Queens Road is not just a property; it is a gateway to potential success in a dynamic market. Whether you are an experienced entrepreneur or a newcomer to the business world, this opportunity should not be overlooked. Embrace the chance to make your mark in Watford and explore the possibilities that await you in this promising location.

### Viewing

Please contact our Watford Office on 01923224030 if you wish to arrange a viewing appointment for this property or require further information.



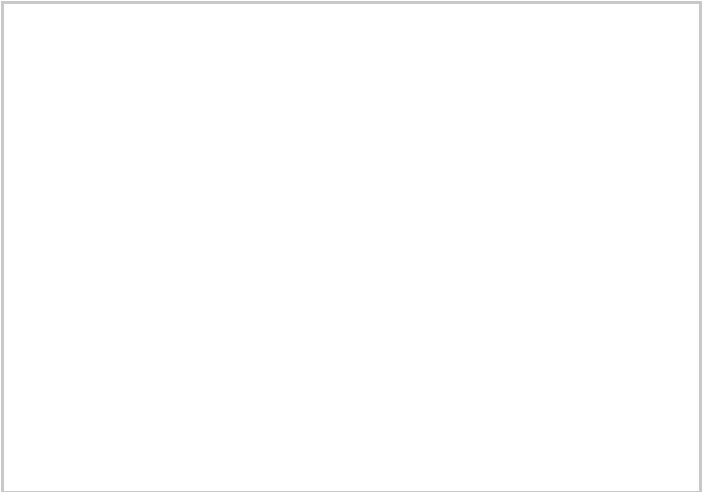
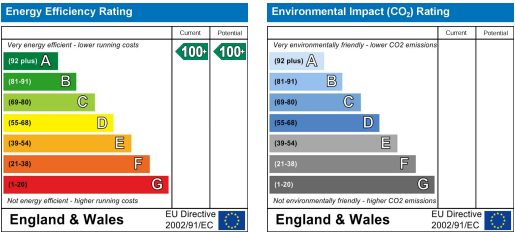
Floor Plan



Area Map



Energy Efficiency Graph



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