





Commercial (EPC Rating:)

MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

Per Annum

£35,000 Per

null Bedroom Commercial located in Hertfordshire

Warren Anthony Commercial are delighted to bring to the market this soon to be (from 01.02.2027) vacant ground floor shop having since around 2001 approx. been the office of Warren Anthony Estate Agents due to relocate available then to rent. It occupies a prime trading position on Market Street within a very short walking distance to the High Street with its many multiple and local traders to include also the Harlequin Shopping Centre, cafes, coffee shops and restaurants, Watford Junction Mainline Railway Station close by as well as both the M1 and M25 motorways.

It will be suitable for many potential users but to exclude Estate Agents and all forms of cooking to include all types of restaurants etc.

Warren Anthony Commercial are delighted to bring to the market this soon to be (from 01.02.2027) vacant ground floor shop and basement storage having since around 2001 approx. been the office of Warren Anthony Estate Agents due to relocate available then to rent. It occupies a prime trading position on Market Street within a very short walking distance to the High Street with its many multiple and local traders to include also the Harlequin Shopping Centre, cafes, coffee shops and restaurants, Watford Junction Mainline Railway Station close by as well as both the M1 and M25 motorways.

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Size
Ground Floor Office/Shop
397 square feet approx.
36.92 square metres approx.
Kitchen
10 square feet approx.
13.18 square metres approx.
WC
Basement Storage
125 square feet approx.
11.69 square metres approx.
Parking at the rear via private service road for a minimum of 2 cars

Available by way of a new full repairing and insuring lease for a term to be agreed subject to periodic upward only rent reviews

Rent £35,000.00 per annum exclusive

Rates payable currently £2,600.00 per annum exclusive. The property is subject to small business rate relief

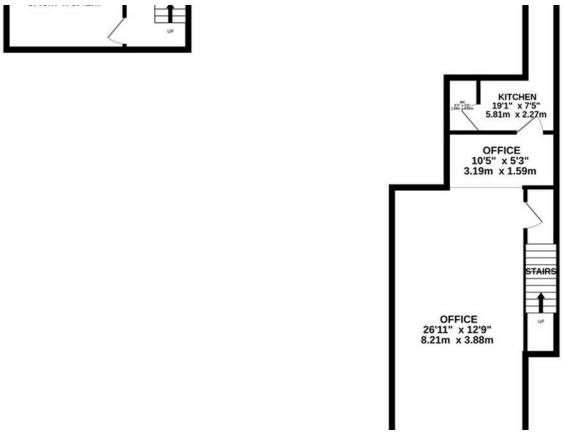
Local Authority Watford Brough Council

Energy performance certificate the full details of which once received to be confirmed

Legal costs with each party to be responsible for the payment of their own legal costs incurred in this transaction

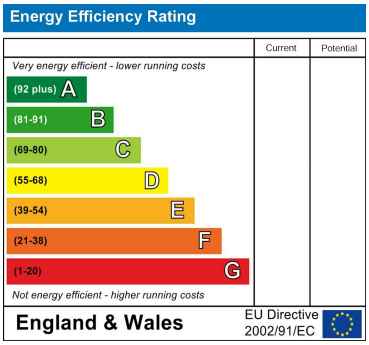
Viewing strictly by prior appointment only through Sole Agent Warren Anthony Commercial




KITCHEN
19'1" x 7'5"
5.81m x 2.27m
OFFICE
10'5" x 5'3"
3.19m x 1.59m
STAIRS
UP
OFFICE
26'11" x 12'9"
8.21m x 3.88m

Council Tax Band

Energy Performance Graph



Call us on

01923 220 012

rentals@warrenanthony.co.uk

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