



ERIC
SURVEYORS

A1 SHOP TO LET



42 High Street

Watford WD17 2BS

203 sq m | 2185 sq ft

42 High Street, Watford WD17 2BS

Location

Busy location between the new Intu extension and the leisure area of The Parade beyond. Close to Pret, Starbucks, Wilko, Wetherspoons and main bus stops.

Accommodation

Gross Frontage	7.34 m 24 ft
Internal Width at front	6.25 m 20 ft 6 in
Built Depth	32.6 m 106 ft 10 in

Please discuss flexibility on layout and terms, as with a change in level after 18.1 m the space lends itself for use as:

Front Clear Sales	98 sq m 1058 sq ft
Ancillary Sales or Storage	105 sq m 1127 sq ft
Total	203 sq m 2185 sq ft

Term 10 year lease on FRI basis with 5 year rent review

Rent £72,500 pa excl

Rates RV £44,750. Rates Payable 2019/20 estimated at £14,648.17 incl. 1/3 Retail Discount for 2019/20 and 2020/21.

Legal Costs Each side to pay their own costs

EPC Available on request

VIEWINGS BY APPOINTMENT ONLY

or for further information

please contact:



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Or via our Joint Agent *Tim Hance, HRH Retail 020 7908 7031*