



LOCATION

intu Watford is located in the heart of the town centre totalling 1.4 million sq ft following its recent extension comprising of over 180 shops, kiosks, cafes and restaurants.

Watford is a **top 20 retail** destination alongside Edinburgh and Bristol in CACI's national rankings. The centre attracts well-heeled shoppers from the affluent Home Counties with 83% categorised as ABC1.

Retailers represented in the scheme include **John Lewis, Zara, Apple, Next, MAC** and **Kurt Geiger**,

The subject unit benefits from High Street presence close to the one of the main entrances into the shopping centre as well as likes of **GBK** and **Pizza Express**. The unit is also opposite the town centres main casual dining cluster of **Nando's, Wagamama, Zizzi, Middleton's, Chimichanga** and **Bella Italia**.

ACCOMODATION

The unit provides the following approximate dimensions and net internal floor area:-

Ground Floor	253.9 sq m	2,733 sq ft
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RENT

Rental offers are sought in the region of **£90,000 per annum** exclusive of service charge, insurance, rates and VAT, payable quarterly in advance.

AVAILABILITY

Subject to VP

TENURE

The unit is available by way of a new 15 year lease subject to five yearly upward only rent reviews to 80% of market rent. The rent payable will be the greater of the Base rent or a percentage of gross turnover excluding VAT. The lease will include provisions for a service charge making it effectively full repairing and insuring.

RATES

Rateable Value (2017):	£164,000
UBR 2019/20:	50.4p
Estimated Rates Payable:	£73,139

Watford is a business improvement district (BID) and benefits from additional and improved services which gives rise to an additional 1.25% charge of the rates payable figure.

Interested parties are advised to verify the current rates payable with the Local Authority, taking into account any transitional relief applicable from April 2017.

SERVICE CHARGE

The estimated annual service charge is **£19,289**

COSTS

Each party is to be responsible for their own legal costs.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

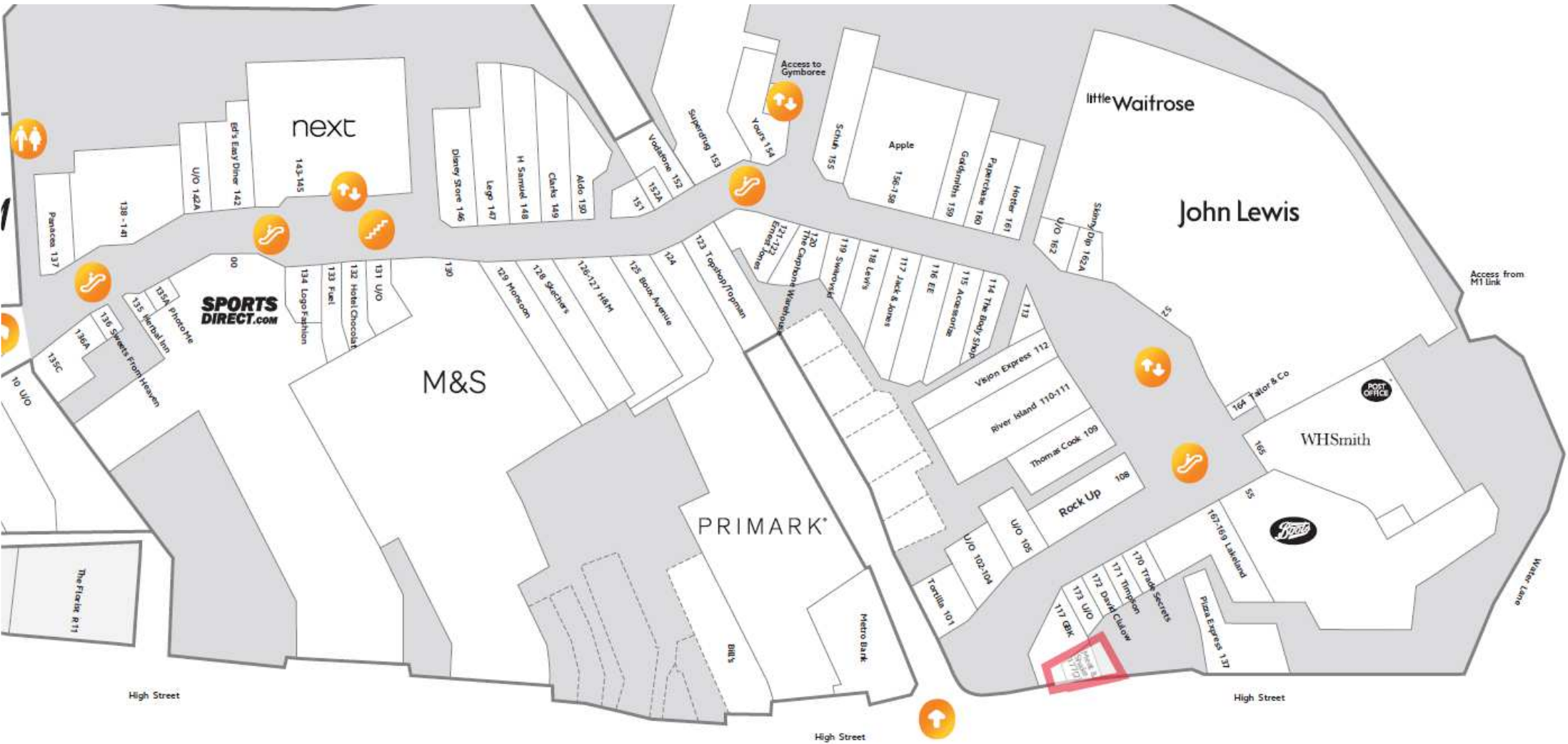
EPC

Full report available on request.

VIEWING / FURTHER INFORMATION

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Subject to Contract – April 2019



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