

## LOCATION

Watford is a town in Hertfordshire, located 15 miles northwest of central London and inside the circumference of the M25 motorway. Watford provides strong transportation links and is connected by the West Coast Mainline providing direct access into London in 20 minutes. By road the town is accessed via Junction 19 of the M25 and Junction 5 of the M1 and gives Watford access to wider motorway networks. .

## SITUATION

The property is situated within the busy Town Centre and is a 15 minute (0.8 mile) walk from Watford Junction. It is a 1 minute walk from the busy Intu Shopping Centre. Nearby retailers include **NatWest Bank, Bills and Five Guys.**

## TERM

The property is held by way of a lease expiring on 15<sup>th</sup> August 2026.

## RENT

The passing rent is £70,000 per annum exclusive. Offers are for the benefit of the remaining leasehold interest.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## EPC

A copy of the energy performance certificate is available upon request

## Accommodation

Ground Floor	2,202 sq ft	204.57 sq m
Ancillary	1,847 sq ft	171.59 sq m

## Business Rates and Service Charge

Rateable Value (2017)	£74,000
Uniform Business Rates (2018/19) (exclusive of water & sewerage)	0.493 pence
Service Charge	£TBC

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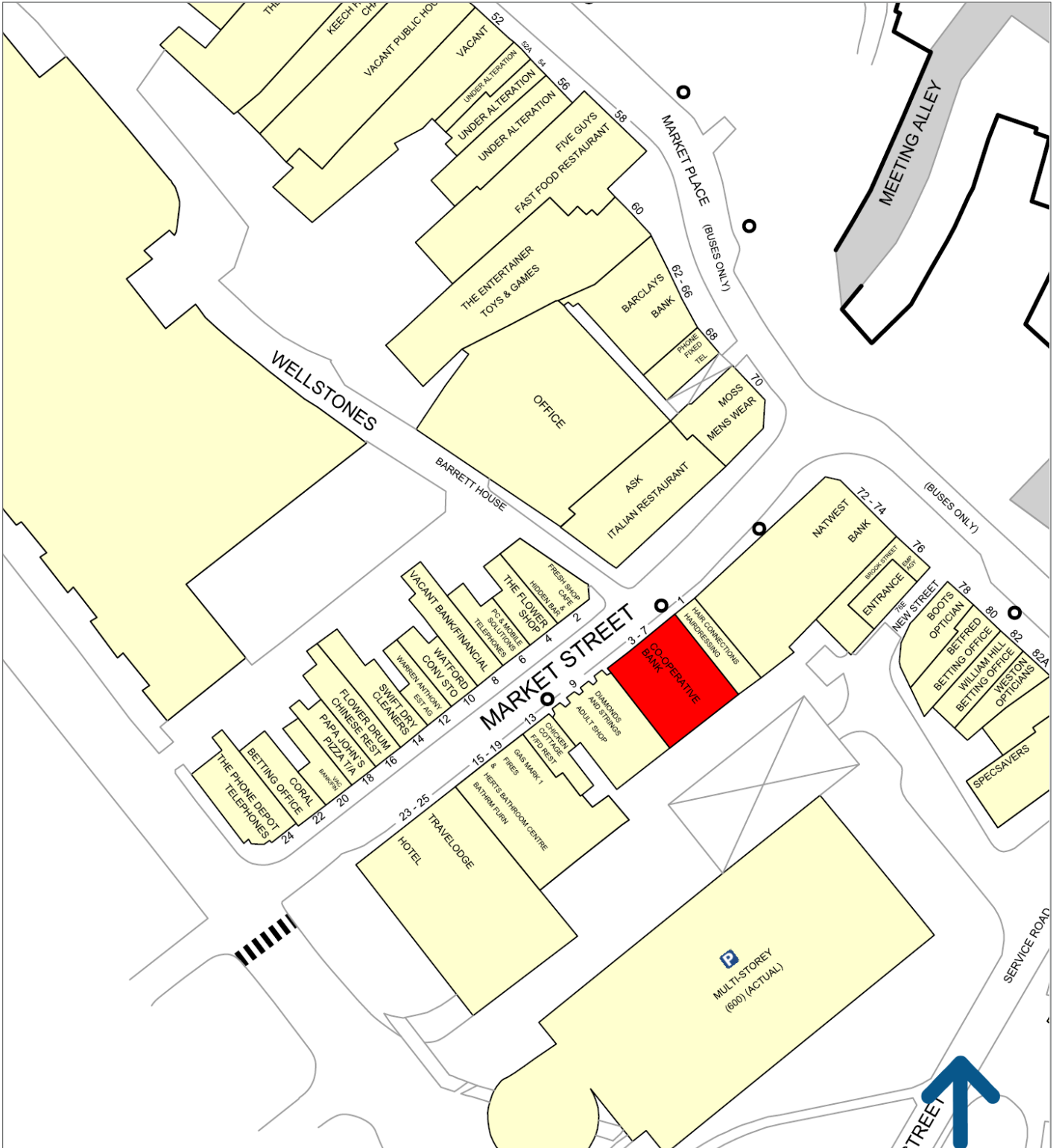
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# SHOP TO LET WATFORD

5-7 MARKET STREET - WD18 0PB



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