

# REFURBISHED SHOP AND UPPER PARTS TO LET A1/A2 USE

WATFORD  
133 THE PARADE, WD17 1NA

**brasier  
freeth.**  
CHARTERED SURVEYORS

The Edward Hyde Building  
38 Clarendon Road  
Watford  
Hertfordshire – WD17 1HZ

**01923 210810**

www.brasierfreeth.com



## LOCATION

Situated on The Parade in Watford town centre, the property is adjacent to the well-known pond and close to the events area, created as part of street improvements undertaken by Watford Borough Council in 2014.

Other nearby occupiers include a **Sainsbury's superstore** with associated public car park, **Iceland**, **Pryzm nightclub**, **Creams** and **Wenzels**.

## DESCRIPTION

Mid terrace retail unit, with open plan area to ground floor and rear stairs giving access to a first floor comprising office/ stores and WC. The landlords are undertaking refurbishment works to include redecoration, new carpets, suspended ceiling and lighting, electrical upgrade, as well as making good of windows and the shop front.

The most recent use was an Estate Agents and it is therefore understood that A1 (Retail) or A2 (office and professional) uses are permitted.

## ACCOMMODATION

The property has the following approximate dimensions and floor areas:-

<b>Internal Width (Max)</b>	5.74 m	18 ft 10 ins
<b>Built Depth</b>	14.02 m	46 ft
<b>Ground Floor</b>	68.56 sq m	738 sq ft
<b>First Floor</b>	47.94 sq m	516 sq ft

## TERMS

The property is available by way of a new effective FRI lease direct from the Landlord for a term to be agreed.

## RENT

The asking rent is **£28,500** per annum plus vat, exclusive of business rates, service charge and other outgoings.

## EPC

Details available upon request. Rating – D 97.

## RATES

We have been verbally informed by the Local Charging Authority that the premises are assessed as follows:-

<b>Rateable Value</b>	<b>£18,500</b>
<b>Rates payable year to 31 March 2019</b>	<b>£9,120</b>

We advise interested parties to verify these with the Local Charging Authority, Watford Borough Council – 01923 278187

## LEGAL COSTS

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

WAT002477

**VIEWING** | Strictly by appointment through this office with:

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