

# PRIME TOWN CENTRE SHOP - TO LET

774 sqft (71.93 m<sup>2</sup>) plus ancillary storage

116 HIGH STREET, WATFORD, HERTS, WD17 2BJ



DANGERFIELD  
PROPERTY



**Dangerfield Property**

**Tel: 020 8886 7449**

**[dangerfieldproperty.co.uk](https://dangerfieldproperty.co.uk)**

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**Location:**

The property is located in the heart of Watford Town Centre, on the west side of High street, immediately opposite Primark, close to the 'Met Quarter' and the Queens Road entrance of the atria Watford Shopping Centre. Other multiple occupiers in the immediate area include McDonalds, Waterstones, Tui, Greggs, Tesco Express, Costa Coffee and Wagamama.

**Description:**

The property comprises a mid-parade shop with ancillary first floor and basement. The ground floor is in good condition with front of house retail space and ancillary staff and storage areas to the rear. The first floor and basement are only accessible via loft/floor hatches and ladders but both could provide secure ancillary storage if required.

**Floor Areas:**

All floor areas are approximate only:-

Ground floor	774 sqft	(71.93 m <sup>2</sup> )
First floor	289 sqft	(26.85 m <sup>2</sup> )
Basement	308 sqft	(28.62 m <sup>2</sup> )
<b>Total</b>	<b>1,371 sqft</b>	<b>(127.4 m<sup>2</sup>)</b>





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**Terms:**

A new full repairing and insuring lease will be granted for a term by arrangement subject to periodic upward only rent reviews.

**Rent:**

£40,000 per annum exclusive.

**Rateable value:**

We understand the property has a rateable value of £18,750. Interested parties are advised to make their own enquiries to [www.voa.gov.uk](http://www.voa.gov.uk)

**Energy Performance Certificate (EPC):**

E – 114.

**Viewing**

Strictly by appointment with Sole Agents, Dangerfield Property

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