

Prime shop to let.

Watford, 54 High Street.

WD17 2BS.

GCW.

0207 408 0030
gcw.co.uk



Opposite new extension to the Intu scheme.

Prime retail location.

Adjacent to newly opened KFC.

Contact.

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Location.

The property is situated in a prime location on the High Street opposite the new extension to Intu Watford anchored by **Debenhams** and **Cineworld**. Immediately adjacent is **KFC** and other nearby occupiers include **Five Guys**, **Wilko**, **Burger King** and **TGI Friday**.

Accommodation.

Dimensions and net internal floor areas:-

Net Frontage	4.89 m	16 ft 6 in
Internal Width	5.448 m	17 ft 11 in
Shop Depth	23.01 m	76 ft 9 in
Ground Floor	93.08 sq m	1,002 sq ft

Rent.

£58,000 pax

Business Rates.

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 01923 278187.

Lease Terms.

A new lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Energy Performance Certificate.

Band D. Report available on request.

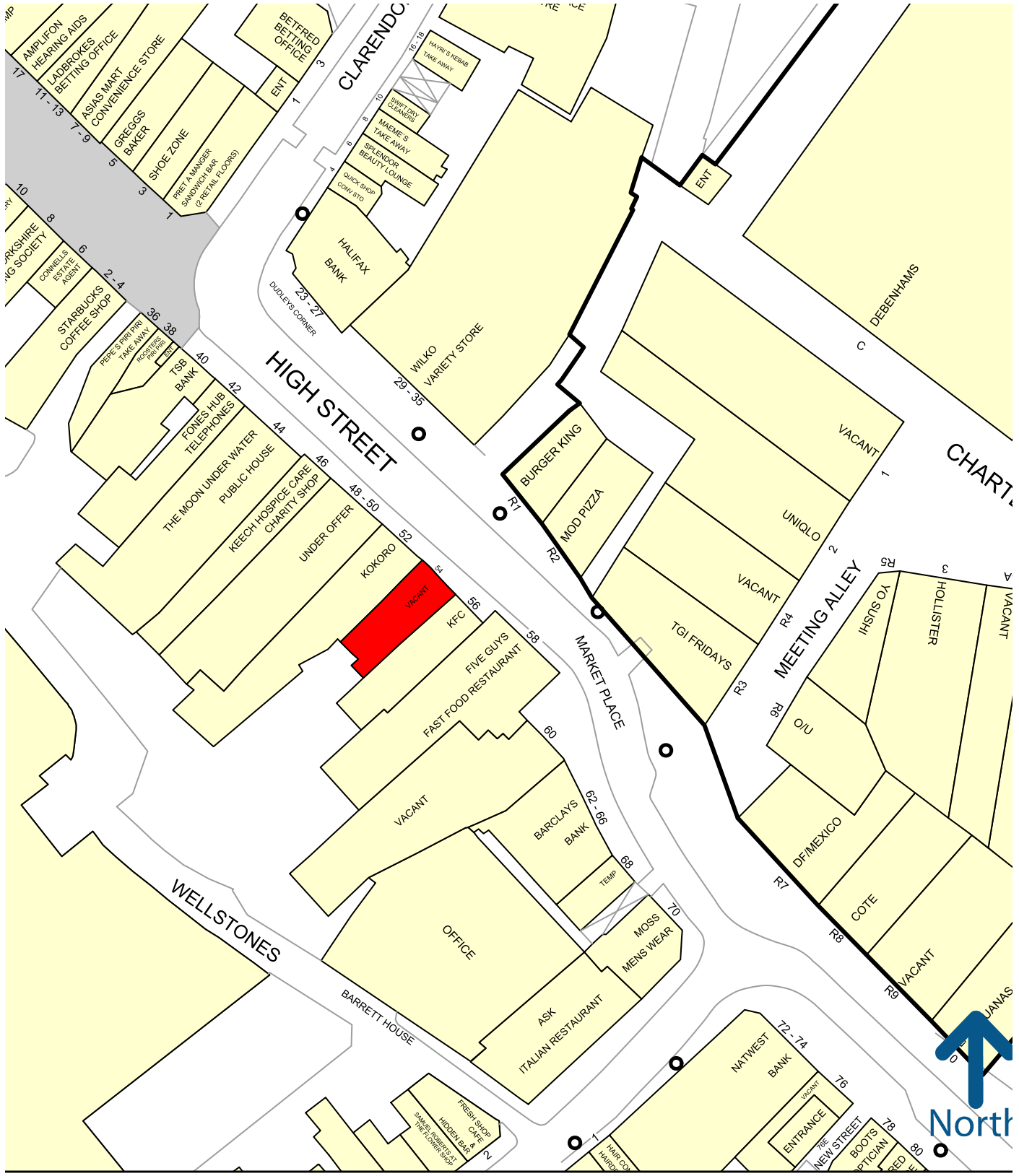
Legal Costs.

Each party to be responsible for their own costs.

Subject to Contract.

November 2019

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50 metres

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Created By: Smith Price

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