

VDBM

Chartered Surveyors

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317-319 LOWER HIGH STREET WATFORD, WD17 2JD



- SHOWROOM WITH STORAGE
- PROMINENT LOCATION
- SHORT TERM LETTING
- RENT £29,500 PAX
- AVAILABLE NOW

LOCATION

The property is situated in a very prominent location at the start of Lower High Street by the Bushey Arches roundabout. Excellent access to M1 and Watford town centre.

DESCRIPTION

Former HSS Hire Centre, the property comprises a showroom with offices to the front of the site with storage building behind. Drive through access and parking.

The approximate net internal floor areas are as follows:

ACCOMMODATION

Showroom	1,354 sq ft
Offices	988 sq ft
Ground Floor Storage	575 sq ft
1 st floor Storage	<u>596 sq ft</u>

Total 3,513sq ft

TERMS

To be let on s short term lease.

RENT

£29,500 per annum exclusive

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Shop and premises

Rateable value £28,000

Rates payable £13,748 (2020/21)

However as the property is classed as a shop no rates are likely to be payable for the year ending 31.03.21. For verification purposes, prospective occupiers are advised to make their own enquiries of Watford borough Council.

LEGAL COSTS

The ingoing tenant to bear the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of TBC.

VIEWING

Strictly by appointment through VDBM on 01923 845222 or our joint sole agent David Wilson on 020 8423 5933.

**DRAFT DETAILS AWAITING CLIENT
APPROVAL**