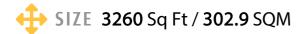
# **SHOP TO LET**

### 69-71 The Parade, Watford, Hertfordshire, WD17 1NS













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#### THE SPACE

#### **LOCATION**

#### **NEARBY**

**#** 15 Gyms

11 20+ Restaurants

20+ Bars / Pubs

£ 11 ATMs

20+ Accountants

8 Banks

19 Cafes

7 Meal Deliveries

Parking Places

♣ 1 Post Office

**⊖ Bus Routes** 142, 258

**★ Watford Junction**West Midlands Trains Avanti West Coast

A Watford Junction

London Overground

Watford High Street

London Overground

#### USE

#### **LEASE**

Outside the Landlord & Tenant Act 1954.

#### **DEPOSIT**

Three month rent deposit which accrues interest and returned to the tenant at expiry of the term.

#### **SERVICE CHARGE**

Available upon request.

#### **BUSINESS RATES**

Rates are payable to the local authority. This is NOT the amount due. Applicants are advised make their own inquiries to the local authority to determine the exact amount payable.

#### **BUILDINGS INSURANCE**

Available upon request.

#### **FEES**

There is a one-off administration fee of £ + VAT.

#### **VAT**

This property is subject to VAT.

#### **LEGAL COSTS**

Each party to bear their own legal costs in this transaction.

#### **EPC**



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