


# SHOP TO LET

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



 RENT £70,000 PA / £21 PSF

 SIZE 3260 Sq Ft / 302.9 SQM

 FLOOR(S)

 AVAILABLE Immediately



## CONTACT

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## THE SPACE

## LOCATION

## NEARBY

- |   |   |
|---|---|
|  15 Gyms           |  20+ Restaurants   |
|  20+ Bars / Pubs   |  11 ATMs           |
|  20+ Accountants   |  8 Banks           |
|  19 Cafes          |  7 Meal Deliveries |
|  15 Parking Places |  1 Post Office     |

 **Bus Routes**  
142, 258

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

 **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

These details were updated on 07/02/2024

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