

**2 LORD STREET,
WATFORD, WD17 2LQ**

440 SQFT - 970 SQFT

USE CLASS E

RETAIL UNIT TO LET OR FOR SALE


**david charles
property consultants**

020 8866 0001

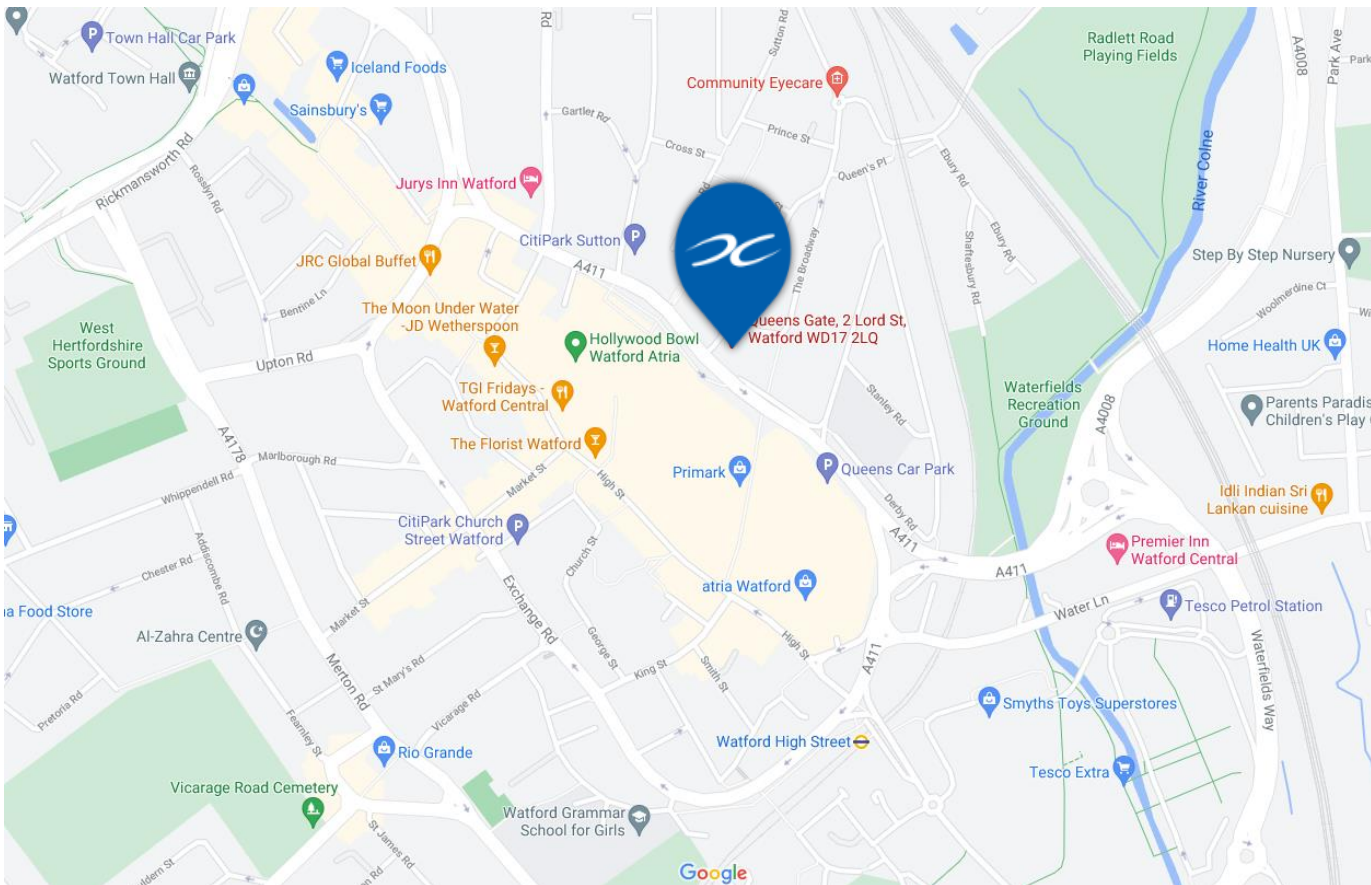


LOCATION

The property comprises of a double fronted retail unit facing Queens Road conveniently located on a walkway which leads into Watford town centre. The unit frontage faces the A411 Watford Ring Road meaning that the premises have great prominence to a number of vehicles accessing the wider town centre.

DESCRIPTION

The units have the benefit of a glazed shop front, suspended ceiling, kitchenette and toilet facilities. In addition, both units have air conditioning and have been refurbished to a high standard throughout.



FLOOR AREAS

Unit 4 – 440 sqft / 40.87 sqm

Unit 5 – 530 sqft / 49.23 sqm

Total - 970 sqft / 90.1 sqm

RENT

£25,000.00 per annum exclusive.

PRICE

£425,000.00 subject to contract

VIEWINGS

Strictly by appointment only through sole agents:-

George Moriarty

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Photos

Street View



Unit 5



Unit 4



