



## 77-79 High Street

Watford, WD17 2DN

**Substantial retail unit in  
prime central Watford  
location.**

**4,770 to 6,250 sq ft**

(443.15 to 580.64 sq m)

- Prime location
- 4,770 ft<sup>2</sup> ground floor
- 1,480 ft<sup>2</sup> basement
- Rear outdoor area

## Summary

<b>Available Size</b>	4,770 to 6,250 sq ft
<b>Rent</b>	£180,000 per annum
<b>Rates Payable</b>	£40,192 per annum
<b>Rateable Value</b>	£78,500
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Description

The property comprises a substantial mid-terrace retail unit in a prime town centre location. The ground floor comprises 4,770 ft<sup>2</sup> excluding the basement of 1,480 ft<sup>2</sup> and a rear yard of 1,130 ft<sup>2</sup>.

## Location

The premises are located on the east side of High Street, Watford between the junctions of King Street and Market Street. It is considered a prime location close to other major retailers, restaurants and leisure operators.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,770	443.15	Available
Basement	1,480	137.50	Available
Outdoor	1,130	104.98	Available
<b>Total</b>	<b>7,380</b>	<b>685.63</b>	



## Viewing & Further Information



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