



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)

- Revised Rent
- Prime Location
- 4,770 ft² ground floor
- 1,480 ft² basement
- Rear outdoor area

Summary

Available Size	4,770 to 6,250 sq ft
Rent	£165,000 per annum
Rates Payable	£40,192 per annum
Rateable Value	£78,500
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property comprises a substantial mid-terrace retail unit in a prime town centre location. The ground floor comprises 4,770 ft² excluding the basement of 1,480 ft² and a rear yard of 1,130 ft².

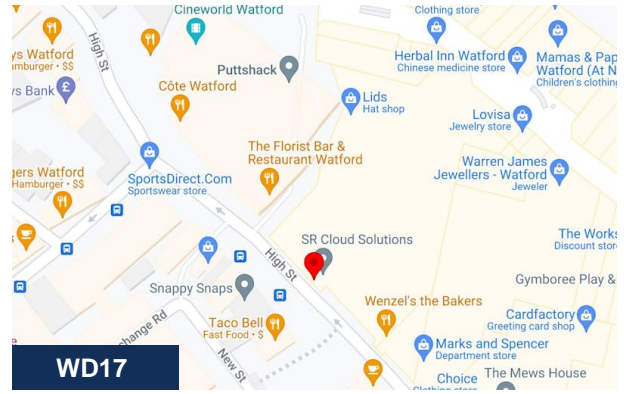
Location

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
Total	7,380	685.63	



Viewing & Further Information



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