



## 116 The Parade, 10 - 11 Faircross House

Watford, WD17 1BD

### Prominent Double Fronted Retail Unit To Let in Watford Town Centre

**1,086 sq ft**

(100.89 sq m)

- Prime location fronting the A412 Rickmansworth Road
- Glazed shopfront
- Kitchen and toilet facilities
- Conveniently located 0.5 miles from Watford Junction Station & 0.7 miles from Watford Underground Station
- Nearby to a number of other High Street retailers in a busy footfall area.

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## Summary

Available Size	1,086 sq ft
Rent	£35,000 per annum
Rates Payable	£13,056 per annum
Rateable Value	£25,500
Car Parking	There a 6 parking spaces available by way of separate negotiation to the rear of the unit in the car park.
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The property comprises a double fronted ground floor retail unit situated in a prime location in Watford Town Centre. The premises benefits from an open plan layout with a glazed shopfront. Amenities include a partitioned office with fitted kitchen and toilets. Externally, there is a service road servicing the unit leading loading and unloading and car parking.

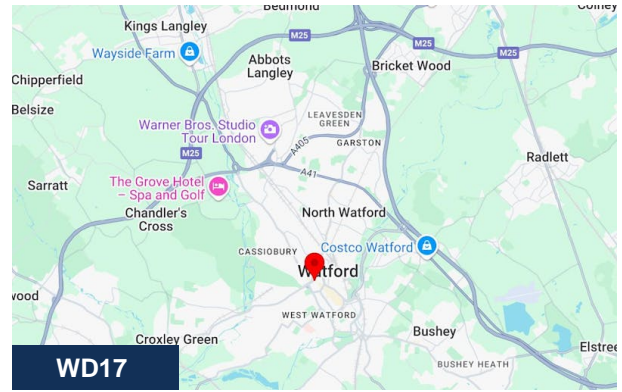
## Location

The premises are located on the west side of The Parade, Watford on the junction with Rickmansworth Road. Watford Underground Station is 0.7 miles from the property which is served by the Metropolitan Line. Watford Junction National Rail Station is 0.5 miles from the property providing links into London Euston in 23 minutes. The premises are nearby to a number of other national retailers, numerous bars and restaurants. Atria Watford shopping center is within a short walk from the property (1.0 mile).

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,086	100.89	Available
<b>Total</b>	<b>1,086</b>	<b>100.89</b>	



## Viewing & Further Information



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