

FITTED LEISURE OPPORTUNITY WATFORD GADE HOUSE 46 THE PARADE

Description

Situated within the heart of the town centre retail and leisure area and close to town centre car parks including the 641 space Gade Car Park within 100 yards, as well as being within a short walk of the railway station. The subject premises sits in the busy pedestrianised section of The Parade with nearby occupiers including **Nando's, Slug & Lettuce, GDK, Walkabout, Pret A Manger** and **Lloyds No1**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over ground floor only comprising the following approximate areas:

Ground Floor 6,732 sq. ft. (625.42 sq. m)

The unit can be combined with additional basement space of 16,812 sq. ft. totalling 23,533 sq. ft. Please contact for further details.

Lease

A new effectively full repairing and insuring lease is available for a term to be agreed

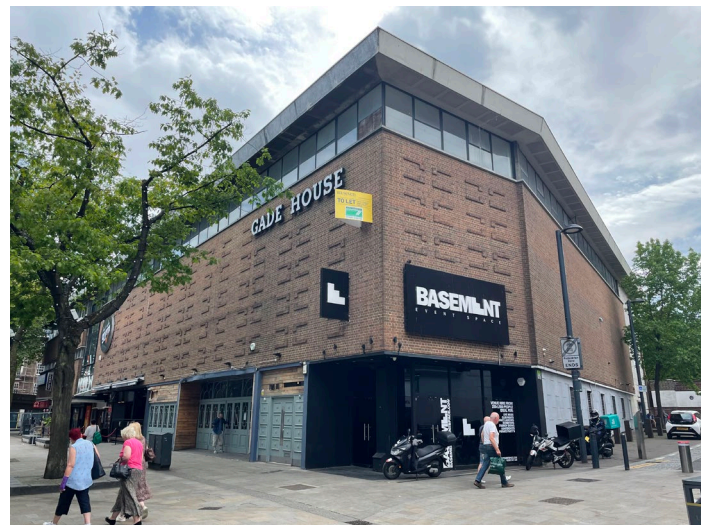
Rent

£125,000

per annum exclusive.

Service Charge

Estimated to be £1.50 per sq. ft. Full details available upon request



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£84,000
UBR (23/24)	0.512p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

Matt Beardall 07912 746923
matt.beardall@greenpartners.co.uk

Nicole de Blaquiere 07789 478916
nicole.deblaquiere@greenpartners.co.uk

Or, **Perry Holt**, contacting:

Joel Lobatto 07786 928311
joel@perryholt.co.uk

Subject to Contract

