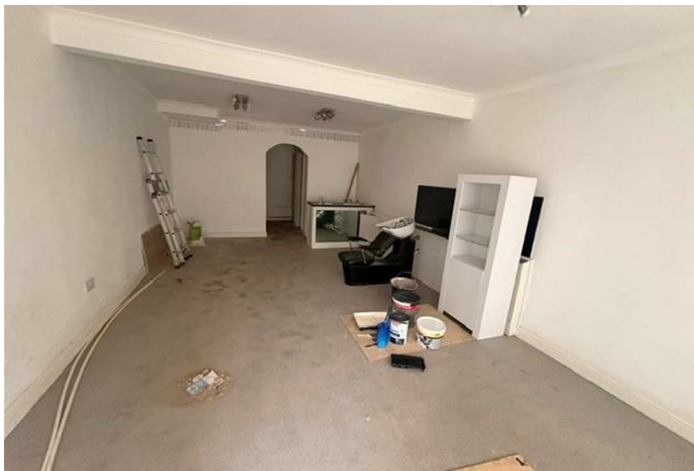




Commercial (EPC Rating:)

WHIPPENDELL ROAD, WATFORD,
WD18 7NN

Per Annum

£15,000 Per

0 Bedroom Commercial located in Watford

Warren Anthony Commercial are delighted to bring to the market this now vacant ground floor shop unit (until recently trading as Samaira Salon having been established for some 18 years approx.) situated on Whippendell Road occupying a highly visible main road position a short driving distance from both Watford Town Centre and Croxley Green near to Watford Junction Mainline Railway Station, M1 and M25 motorways.

Size
Sales
430 square feet approx.
40.03 square metres approx.
Kitchen
57 square feet approx.
5.1 square metres approx.
Storage room 28 square feet approx.
WC

Available by way of a new full repairing and insuring lease for a term to be agreed subject to upward only rent reviews

Rent £15,000.00 per annum exclusive

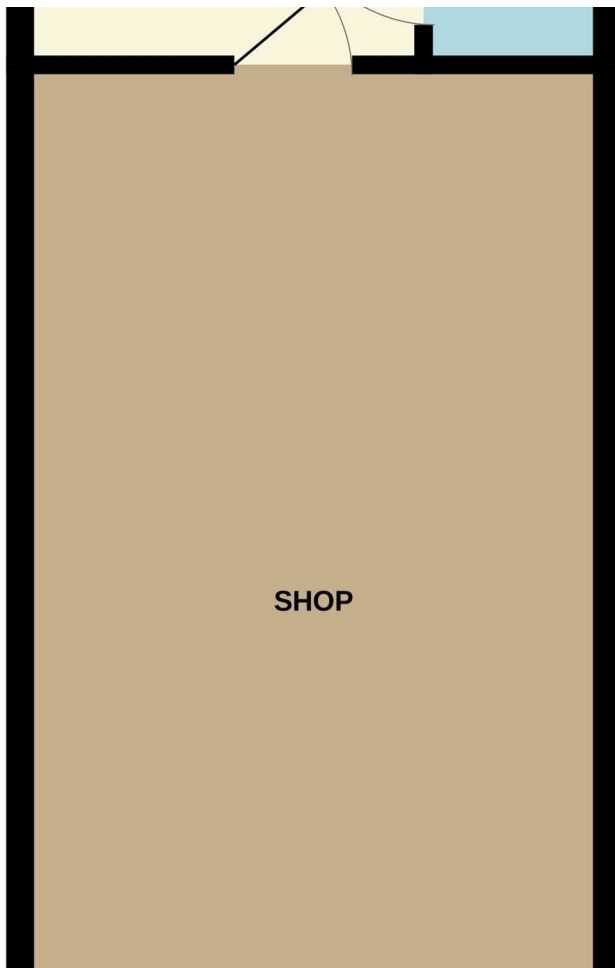
Rateable value £12,000.00 but the rates payable maybe subject to the small business rate relief and will recommend any ingoing tenant to confirm with the local rating authority at Watford Borough Council

Energy performance certificate the full details

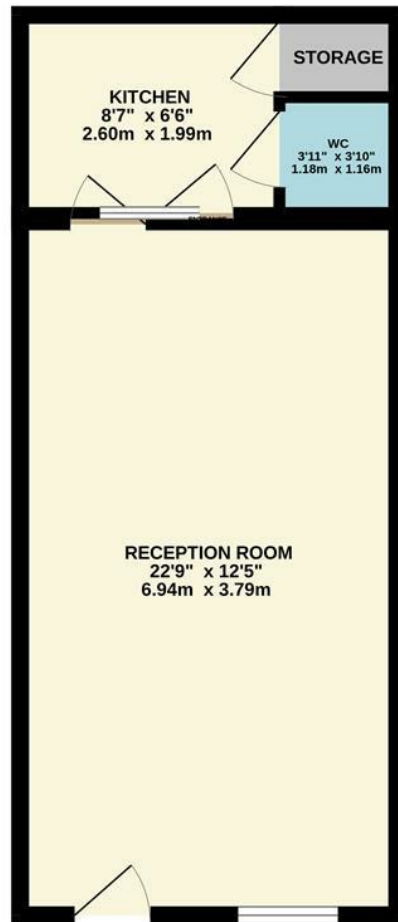
of which once received to be confirmed

Legal costs with each party to be responsible for the payment of their own legal costs incurred in this transaction

Viewing strictly by prior appointment only through Sole Agent Warren Anthony Commercial



GROUND FLOOR
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 369 sq.ft. (34.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

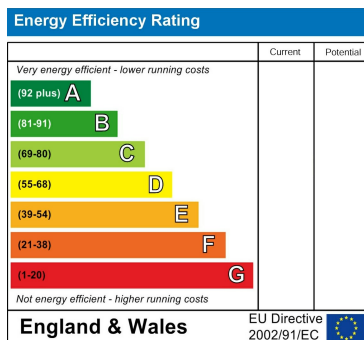
Call us on

01923220012

sales@warrenanthony.co.uk

<https://www.warrenanthony.co.uk>

Energy Performance Graph



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the