



Restaurant & Take Away (EPC Rating: )

**VICARAGE ROAD, WATFORD, WD18  
0EH**  
Per Month  
**£3,500 Per**

# 0 Bedroom Restaurant & Take Away located in Watford

Warren Anthony Commercial are delighted to bring to the market this very well located shop with large street frontage arranged over ground floor and basement/lower ground floor formerly trading as the Taste of Levant WD18 Restaurant & Bar suitable also for many other uses subject to both the landlord's consent and planning if necessary.

It occupies a prime corner position within the pedestrianised precinct on Vicarage Road at the junction with Farraline Road close to both the football ground and Watford General Hospital and with Watford Town Centre, Atria Shopping Centre, as well as numerous bars, coffee shops and restaurants all nearby.

Available by way of a new full repairing and insuring lease for a term to be agreed either 5 and/or 10 years preferred at a rent of £3,500 per calendar month/£42,000 per annum exclusive.

Warren Anthony Commercial are delighted to bring to the market this very well located shop with large triple street window frontage arranged over ground floor and basement/lower ground floor formerly trading as the Taste of Levant WD18 Restaurant & Bar suitable also for many other uses subject to both the landlord's consent and planning if necessary.

It occupies a prime corner position within the pedestrianised precinct on Vicarage Road at the junction with Farraline Road close to both the football ground and Watford General Hospital and with Watford Town Centre, Atria Shopping Centre, as well as numerous bars, coffee shops and restaurants all nearby.

Ground floor 81 square m/871 square ft approx.  
Basement/Lower ground floor 38.67 square m/416 square ft approx.  
Both floors potentially useable plus on ground floor rear kitchen and WC, rear access onto Farraline Road whereas each floor fully tiled, gas central heating and basement/lower ground floor space for WC to be re-installed.

Stainless steel canopy to be left for a required price of £2,500 without VAT subject to contract.

EPC with a current Energy Rating E  
Certificate Number

0920-6923-0335-4260-0090  
Valid until 15 February 2025

Available by way of a new full repairing and insuring lease for a term to be agreed either 5 and/or 10 years preferred at a rent of £3,500 per calendar month/£42,000 per annum exclusive plus VAT.

A non-refundable deposit in the sum of £1,000 to be taken by Warren Anthony Estate Agents this on agreeing terms and to allow the shop then to be removed from the market and the agent on behalf of the Landlord to carry out its due diligence to include receipt of references and/or accounts etc.

Business rates with currently a rateable value from 1 April 2023 to present of £ 12,250 with rates payable for the current year ending 31 March 2025 of £6,112. However, of course still subject to possible business rate relief by application to Watford Borough Council.

Legal costs to include those of the Landlord to be borne by the ingoing tents..

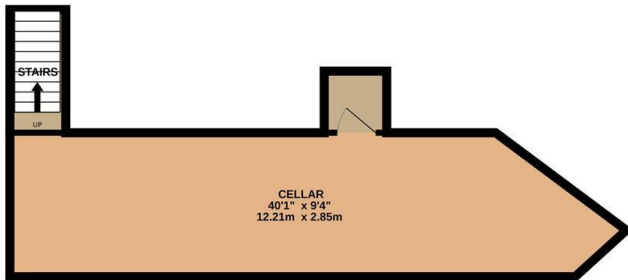
Viewing by prior appointment only through  
Sole Agents Warren Anthony Commercial on  
01923 220012 option 3



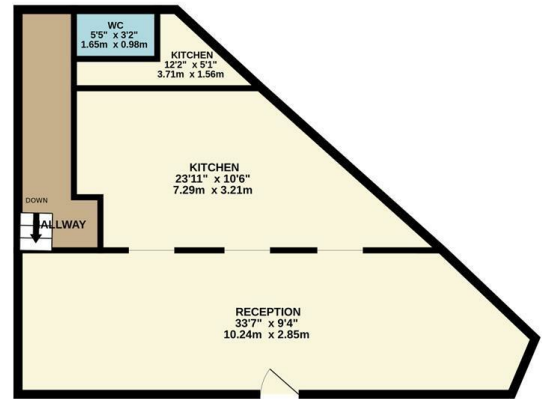


WATFORD COMMERCIAL | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

GROUND FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 sq.m.) approx.

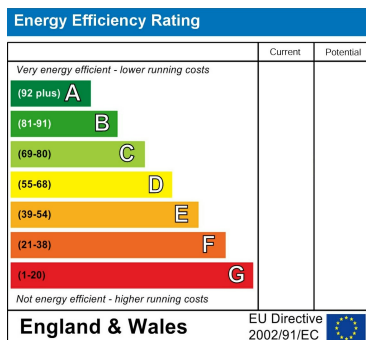
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Energy Performance Graph

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



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