

Commercial (EPC Rating:)

**HARWOODS ROAD, WATFORD, WD18
7RA**

Per Annum

£10,000 Per

0 Bedroom Commercial located in Watford

Warren Anthony Commercial are delighted to bring to the market this ground floor retail space 179 sq ft/16.62 sq m approx. having been fully fitted by the Landlord as a Hair Salon/Barber shop with added benefit of kitchenette and WC but more than suitable for many other alternative retail uses subject only to the Landlord's prior consent.

Located on Harwoods Road in a high density residential area with good passing trade within easy walking distance to not only Watford Town Centre and Watford Metropolitan Line Underground Station as well as both Watford High Street and Watford Junction Mainline Rail Stations with links into London within 45 minutes approx.

Also good road locations via both Junction 5 of the M1 and Junction 18 and 19 of the M25 all giving nearby access to the south-east motorway system and beyond.

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

Rent £10,000 per annum exclusive.

Use E1.

Rates with a rateable value of £2,500 with rates payable for 23/24 of £1,247.50.

However, we will recommend that any interested party they should verify the rates payable and this with the local rating authority at Watford Borough Council T. 01923 278466

VAT with we understand that VAT is not currently payable on the rent.

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

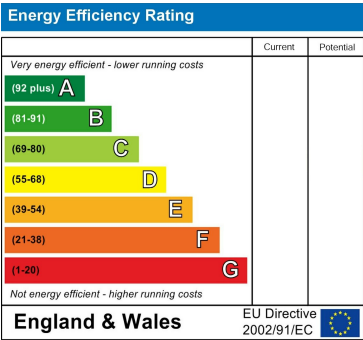
A non-refundable deposit equivalent to 10% of the rent agreed payable on terms having been agreed this payable to Warren Anthony Estate Agents and to be paid separate to any other payment to include both the rent and rent deposit.

Viewing strictly by prior appointment only through agent Warren Anthony Commercial T. 01923 220012 option 3



Council Tax Band

Energy Performance Graph



Call us on
01923 220012
sales@warrenanthony.co.uk
<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

