Stimpsons

834 St Albans Road, Watford, WD25 9FL

To Let | 646 sq ft

Retail Premises Directly Opposite Busy Neighbourhood Parade

Summary

- Rent: £20,000 per annum
- Business rates: £6,696 per annum
- VAT: Not applicable
- EPC: D (81)
- Lease: New Lease

Description

The property comprises a ground floor retail premises with rear office and benefits from off street parking for two cars.

Location

The premises are located opposite the busy neighbourhood Garston Park Parade fronting St Albans Road (A412) serving the local community and benefits from good passing trade. The M25 and M1 and within three miles providing access to the national motorway network.

Accommodation

Name	sq ft	sq m	Availability
Ground - Retail Area	474	44.04	Available
Ground - Staff Room	172	15.98	Available
Total	**646**	**60.02**	

Key Points

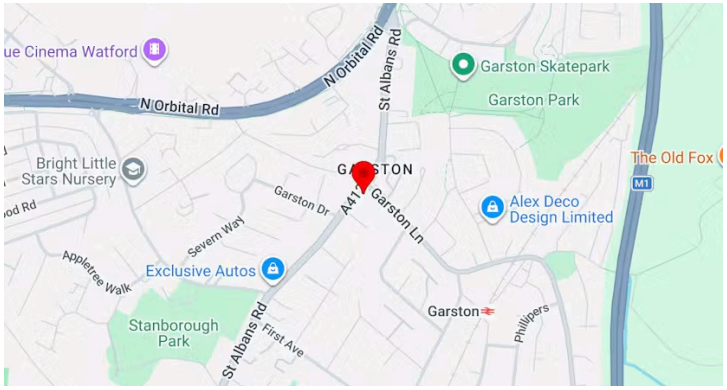
- Located opposite Garston Park Parade - a prominent neighbourhood shopping parade
- Off street car parking to front for 2 cars
- WC/Kitchenette facilities
- Return frontage

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

VAT

The property is not VAT registered and therefore VAT will not be charged on the rent.



Further information

- View details on our website

Contact & Viewings

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Viewings

Strictly by appointment via sole agents