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# RETAIL UNIT TO LET IN WATFORD

**344A ST ALBANS ROAD, WATFORD,  
WD24 6PQ**



## Location:

The subject property occupies a prominent corner position on St Albans Road, amongst several established independent retailers and restaurants. The surrounding area predominantly comprises of residential properties.

Watford North Station (West Midlands rail services) is located a short walk away from the property.

## Accommodation:

The unit is arranged over Ground Floor only and has the following approximate net internal area:

**Ground Floor:            334 sq. ft.        (31.02 m<sup>2</sup>)**

## Use:

The subject premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.

## Rent:

£12,500 per annum exclusive.

## Lease:

The premises are available by way of a lease for a term to be agreed.

## Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

## Legal Costs:

Each party to bear their own legal costs.

## Viewings:

Please contact:

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