

WATFORD - MORRISONS SUPERMARKET - WD18 8AA



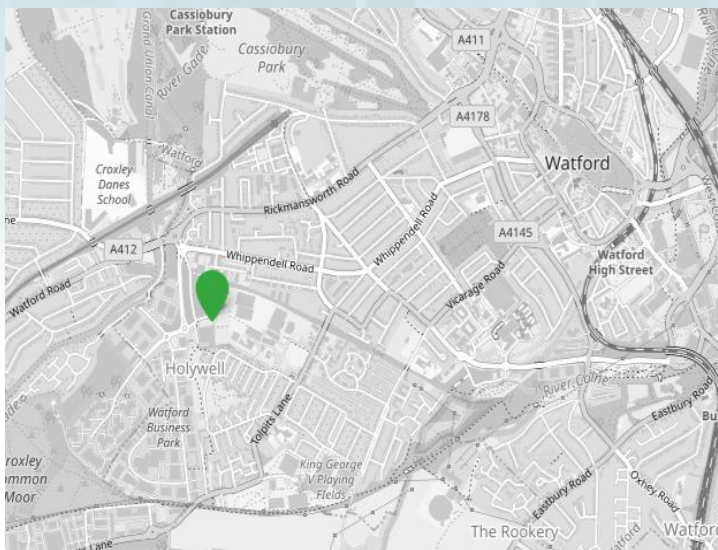
IN STORE RETAIL UNIT TO LET

LOCATION

Watford is 20 miles north west of London and 17 miles south of Luton. The town has a population of approximately 131,325 (Census, 2021).

Morrisons is one of the main supermarkets in Watford and provides a range of in-store services for the surrounding suburbs.

The subject premises are located in a prominent position facing the main self-checkouts within the store.



RATING

We understand that the premises have been assessed for business rates as follows:

Rateable Value: £6,800

Interested parties are advised to make their own enquiries with the local rating authority for information regarding any relief which may be available.

EPC

An EPC will be made available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

VAT

All figures quoted are net of VAT, but VAT will be payable in respect of this property.

VIEWINGS

Strictly via prior appointment through the letting agents, Rawstron Johnson – **0113 450 7000**

Email: adrian@rj-ltd.co.uk

SUBJECT TO CONTRACT

TERMS

The unit is available by way of new effectively full repairing and insuring lease at an asking rent of £15,500 per annum.

There is an annual utility cost payable in respect to this property. Further details available upon request

ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales | **290 sq ft (27 sq m)**

*subject to onsite verification.



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