

GROUND AND FIRST FLOOR A3 OPPORTUNITY AVAILABLE
SUBJECT TO VACANT POSSESSION

WATFORD

UNIT 3, MET QUARTER

LOCATION:

The subject premises are located within the popular Met Quarter Development fronting the High Street. Nearby occupiers include **Bella Italia, Nandos, Costa Coffee, Zizzi, Wagamama, Chimichanga, Middletons, McDonalds, GBK and Pizza Express.**

Please refer to the attached copy of the Street Traders Plan highlighting the unit's location.

ACCOMMODATION:

The Premises are arranged over ground floor lobby and first floor providing the following approximate accommodation:-

Ground Floor Lobby	340 sq. ft. (31.58 sq. m)
First Floor	10,527 sq. ft. (977.75 sq. m)

There is lift and staircase access already in situ within the ground floor lobby.

LEASE:

The premises are available subject to vacant possession on a new effective full repairing and insuring lease for a term of years to be agreed.

COMMENCING RENTAL:

Upon application.

BUSINESS RATES:

We have been informed by the Local Rating Authority that the following rating details are applicable:

Rateable Value	£163,000
Rates Payable (16/17)	£81,011

Interested parties are advised to make their own enquiries.

SERVICE CHARGE:

The service charge for the current year is £10,200 per annum.

PLANNING:

The premises currently benefit from A3 consent; however the client will consider alternative uses such as D2, subject to planning.

EPC:

An EPC certificate has been commissioned. Further details are available upon request.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred in this transaction.

VIEWING:

The premises are available subject to vacant possession and strictly by prior appointment through sole agents, **Green & Partners**, contacting:-

Matt Beardall

020 7659 4836

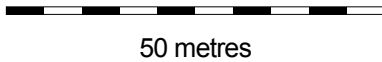
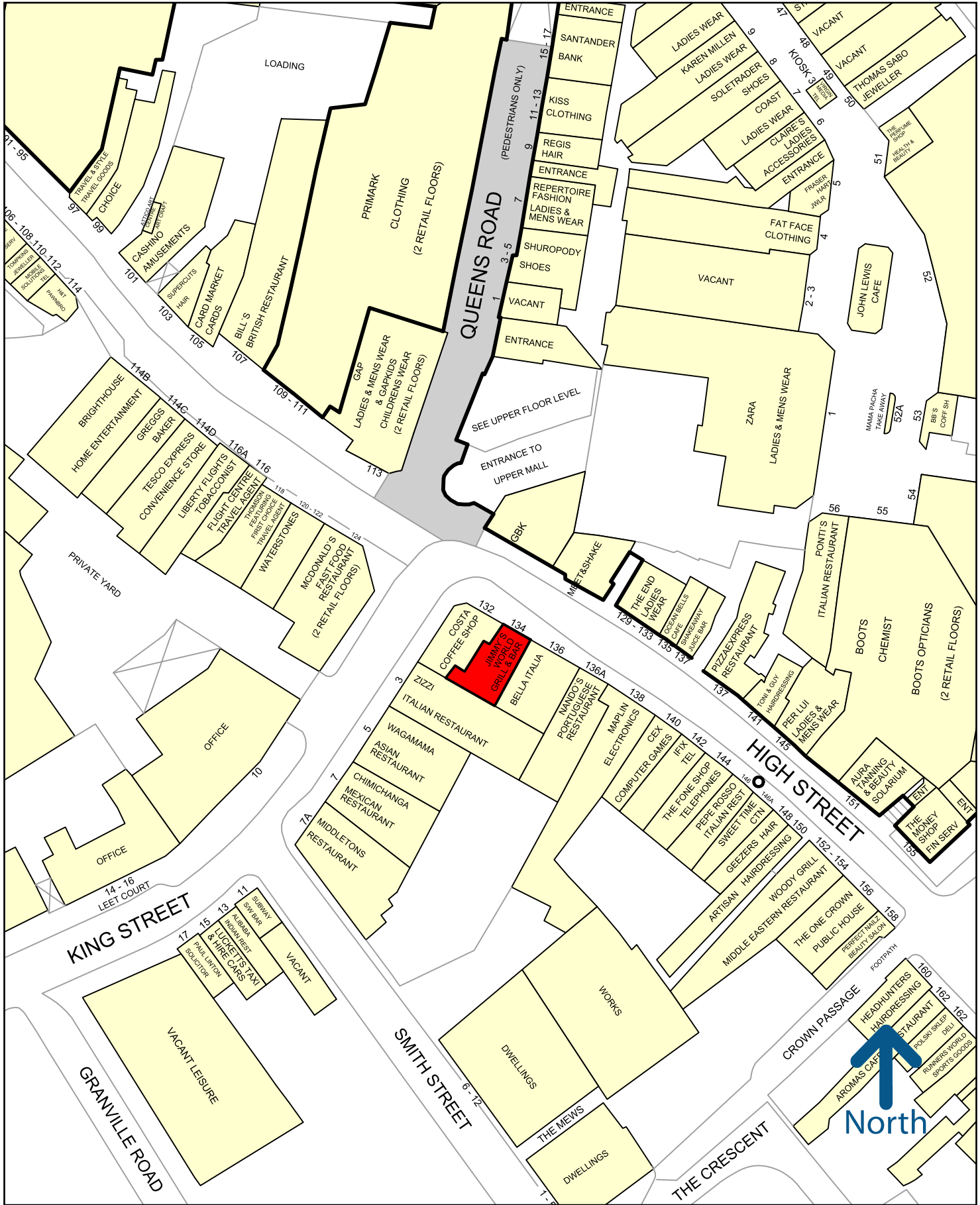
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Subject To Contract



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Created By: Green and Partners

