## FITTED LEISURE OPPORTUNITY WATFORD

### UNIT B, GADE HOUSE, 46 THE PARADE Subject to Vacant Possession

Situated within the heart of the town centre retail and

within a short walk of the railway station. The subject

premises sits in the busy pedestrianised section of The

Parade with nearby occupiers including Nando's, Slug & Lettuce, GDK, Walkabout, Pret A Manger and Lloyds No1.

Please refer to the attached copy of the street traders plan

The premises are arranged over ground floor only

comprising the following approximate areas:

leisure area and close to town centre car parks including the

641 space Gade Car Park within 100 yards, as well as being



#### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£128,000
UBR (24/25)	0.546p

All parties are to advised to make their own enquires to the relevant authority.

#### EPC

The property has an EPC rating of D 86. A full report is available upon request.

#### **Legal Costs**

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

#### Viewing

Strictly by appointment through joint agents, Green & Partners, contacting:

#### Matt Beardall 07912 746923

matt.beardall@greenpartners.co.uk

#### Nicole de Blaquiere 07789 478916

nicole.deblaquiere@greenpartners.co.uk

Or, Perry Holt, contacting:

Joel Lobatto joel@perryholt.co.uk

07786 928311

Subject to Contract

# Ground Floor7,381 sq. ft.(685.71 sq. m)LeaseA new effectively full repairing and insuring lease is available<br/>for a term to be agreed

# £120,000

per annum exclusive.

**Description** 

for further details.

Accommodation

#### **Service Charge**

Estimated to be £1.50 per sq. ft. Full details available upon request

green&partners

020 7659 4848 | info@greenpartners.co.uk | greenandpartners.co.uk

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Map data

50 metres Copyright and confidentiality Experian, 2022. © Crown copyright and database rights 2022. OS 100019885 Experian Goad Plan Created: 31/10/2022 Created By: Green and Partners

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