

4050
HIGH ST

WATFORD

RARE A1 /A3/A4 OPPORTUNITY



**PRIME RETAIL
OPPORTUNITY**

**TOP 20
LOCATION**

SOURCE: Promis



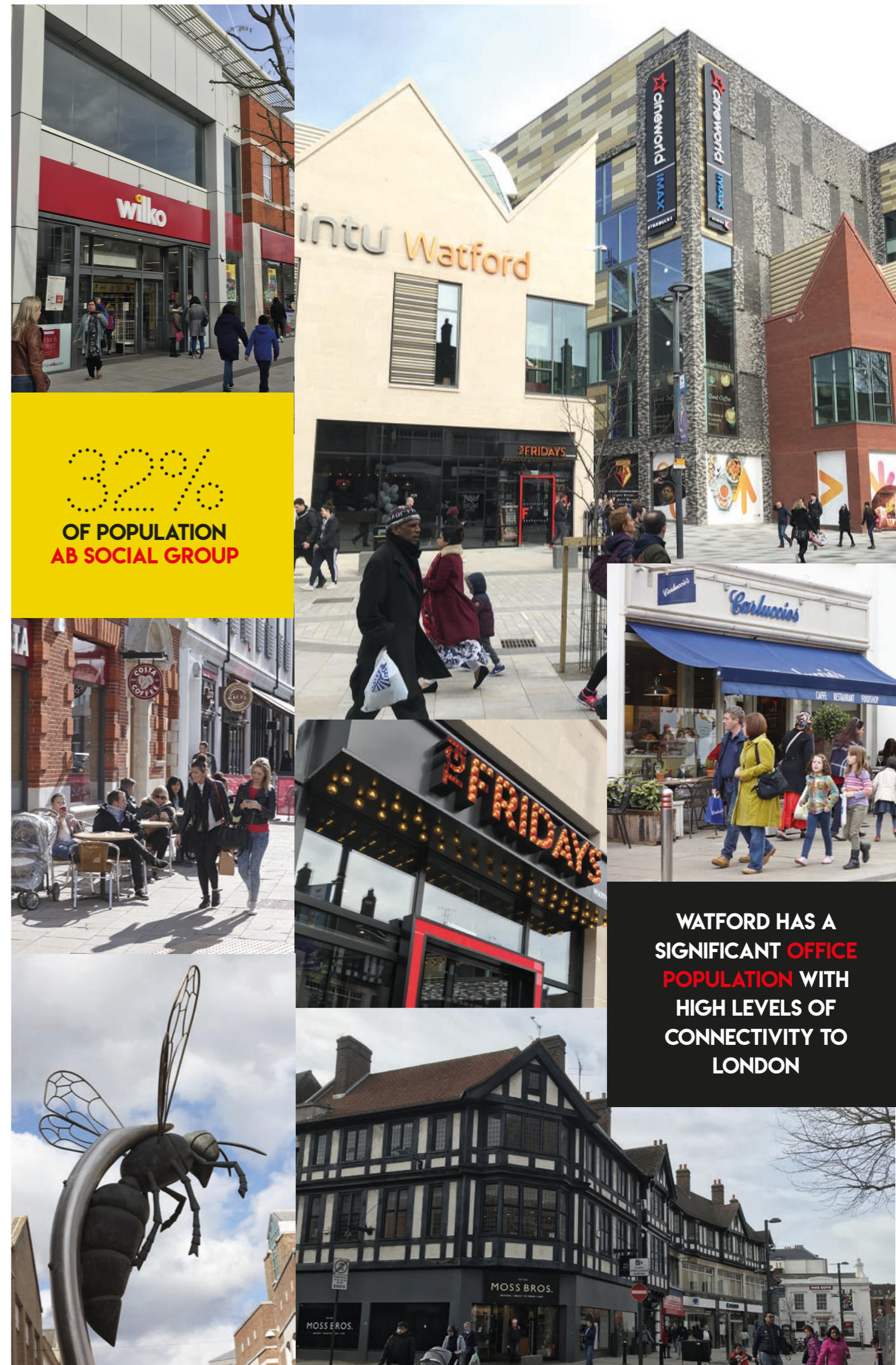
CGI above

48/50
HIGH ST
WATFORD

48-50 HIGH STREET PROVIDES THE OPPORTUNITY TO SECURE A FLAGSHIP STORE ON WATFORD HIGH STREET, LOCATED ADJACENT TO INTU WATFORD'S 400,000 SQ FT EXTENSION. THE UNIT IS ONLY A SHORT WALK FROM WATFORD STATION AND IN THE HEART OF THE TOWN'S RETAIL OFFER.



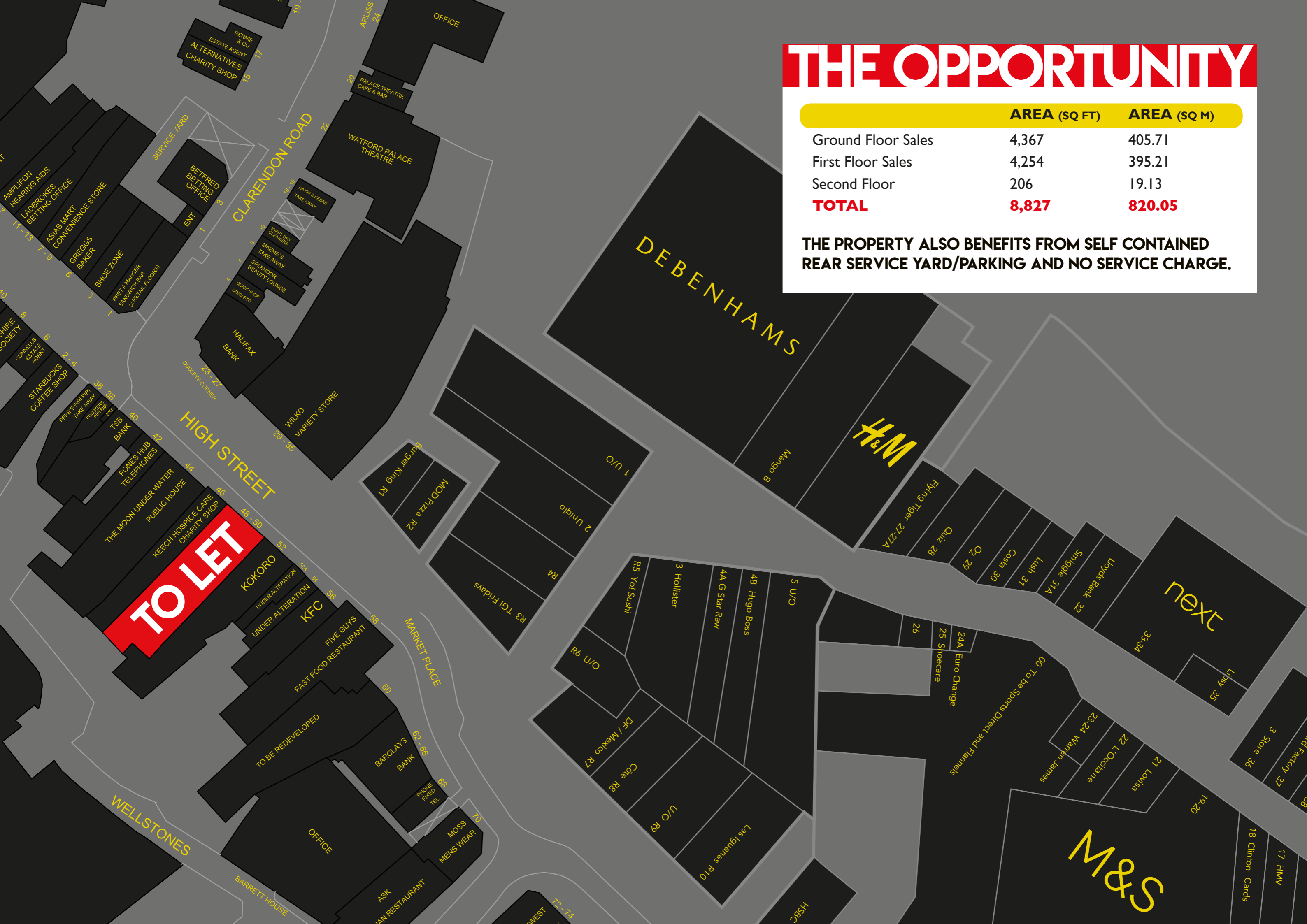
ESTIMATED
£682 MILLION
POTENTIAL SPEND



THE OPPORTUNITY

	AREA (SQ FT)	AREA (SQ M)
Ground Floor Sales	4,367	405.71
First Floor Sales	4,254	395.21
Second Floor	206	19.13
TOTAL	8,827	820.05

THE PROPERTY ALSO BENEFITS FROM SELF CONTAINED REAR SERVICE YARD/PARKING AND NO SERVICE CHARGE.





FURTHER INFORMATION

EPC

The property has an EPC rating of E 112.

RATES

The property has a Rateable Value of £89,000. Please contact the local authority for further information.

RENT

Rent on application.

TIMING

The property is available immediately.

VIEWINGS VIA JOINT AGENTS

bf.

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