

# 279 Watling Street | Radlett | WD7 7LA

Prime Shop To Let | With Lower Level Storage |  
Available With or Without Residential Upper parts



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## Location

Radlett is a large village in the district of Hertsmere, close to Borehamwood and Watford. The village is popular with commuters and enjoys high levels of affluence.

The subject property occupies a busy trading pitch on the access road that runs parallel to the eastern side of Watling Street (the effective 'High Street') close to the railway station and is the most prime retailing location in the town. Parking is available by way of chevron parking on the service road to the front, or to the main public car park a few mins walk to the south.

## Description

The premises comprise mixed use premises set out over lower ground, ground, first and second floor levels, the ground floor being a retail shop, with remotely accessed ancillary 'lock up' storage to the lower ground floor level. The upper parts are a self-contained three-bedroom residential apartment.

## Accommodation

The accommodation benefits from the following approximate dimensions and net internal areas:

Internal width		51.10 m		16 ft 9 ins
Retail area		42.33 Sq.m		456 Sq.ft
Rear ancillary		16.87 Sq.m		182 Sq.ft
Lower GF store		56.10 Sq.m		604 Sq.ft
TOTAL		115.30 Sq.m		1,242 Sq.ft

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly, upward only rent reviews.

## Rent

The asking rent for the shop and lower ground floor store is £30,000 pa exclusive, plus VAT if applicable.

Terms to include the three bedroom residential apartment to the upper floors upon application.

## EPC

Further details available upon request. C 62.

## Rates

The Rateable Value from April 2024 is £21,250.

For rates payable please refer to the Local Charging Authority, Hertsmere Borough Council - 020 8207 2277.

## Legal costs

Each party to be responsible for their own legal and consultancy costs.



## Contact

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VIEWINGS - Strictly by appointment

[brasierfreeth.com](https://www.brasierfreeth.com)

# Radlett (Organisation)

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