

4050
HIGH ST

WATFORD

RARE A1 /A3/A4 OPPORTUNITY



**PRIME RETAIL
OPPORTUNITY**

**TOP 20
LOCATION**

SOURCE: Promis



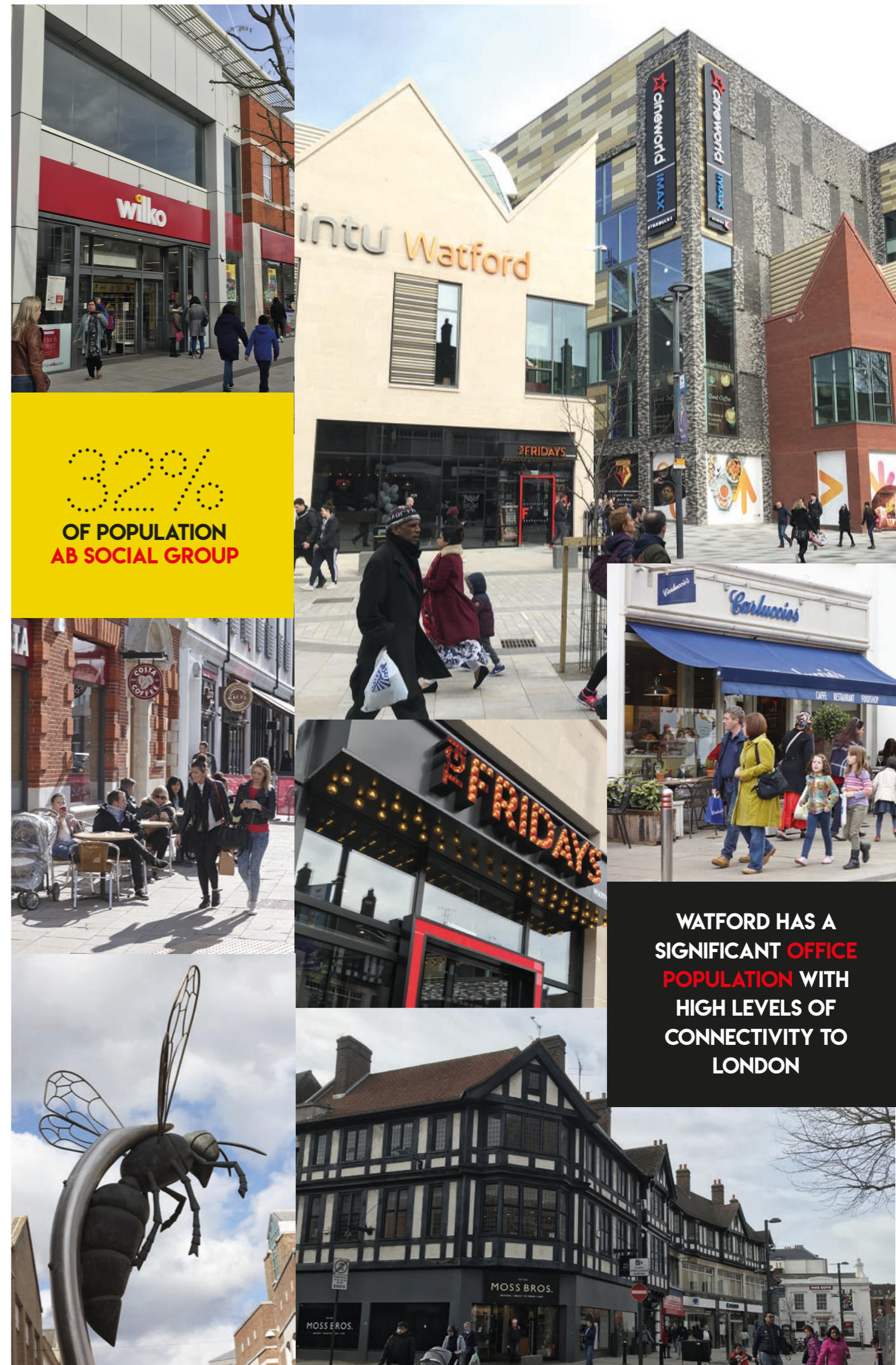
CGI above

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



32%
OF POPULATION
AB SOCIAL GROUP

WATFORD HAS A SIGNIFICANT OFFICE POPULATION WITH HIGH LEVELS OF CONNECTIVITY TO LONDON



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

**brasier
freeth.**
CHARTERED SURVEYORS

MARK POYNER
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