



72-74 The Parade, High Street, Watford WD17 1AW

Location

The premises are situated on the pedestrianised section of the High Street in Watford. The bar is situated close by to Cassiobury Park, West Herts College and Intu Shopping Centre, which has recently undergone a large refurbishment and expansion. The area benefits from a large residential catchment and there are a number of offices and local business in the vicinity. The premises are within Watford’s main drinking and dining circuit and this section of High Street is a popular late-night destination. Local operators include Walkabout, Twisted Monkey, Popworld, Slug and Lettuce, Nando’s, Canvas and numerous other independent and corporate operators.

For a better understanding of the location please review [Google Street View](#)

Description

The premises are arranged over ground floor and basement and are arranged as a bar and restaurant. The unit is fully fitted throughout and benefits from approximately 32 covers externally.

We understand the approximate Gross Internal Area to be:

Ground Floor	4,367 sq ft	406 sq m
Basement	1,926 sq ft	179 sq m
Total	6,293 sq ft	585 sq m

Rent and Rates

The premises are available on a new 25 year lease a quoting rent of £100,000 pax, subject to 5 yearly rent reviews. The current Rateable Value is £165,000.

Planning and Licensing

The premises benefits from A3/A4 (restaurant/pub/bar) use.

The premises benefit from a licence allowing the sale of alcohol at the following times:

Monday to Thursday	08.00am to 00.00am
Friday	08.00am to 01.00am
Saturday	08.00am to 02.00am
Sunday	08.00am to 23.00pm

Further Details

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: dcl.co.uk

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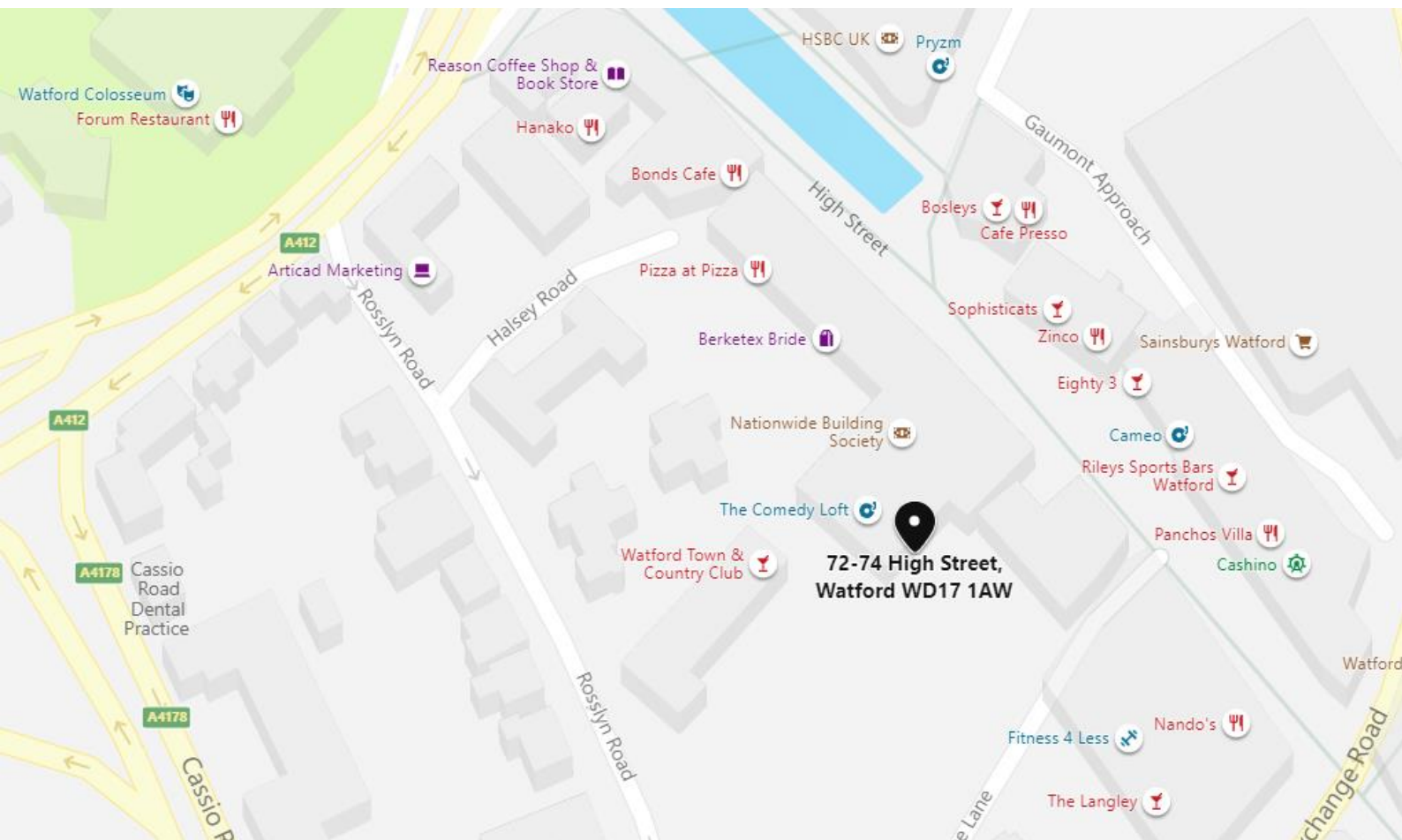
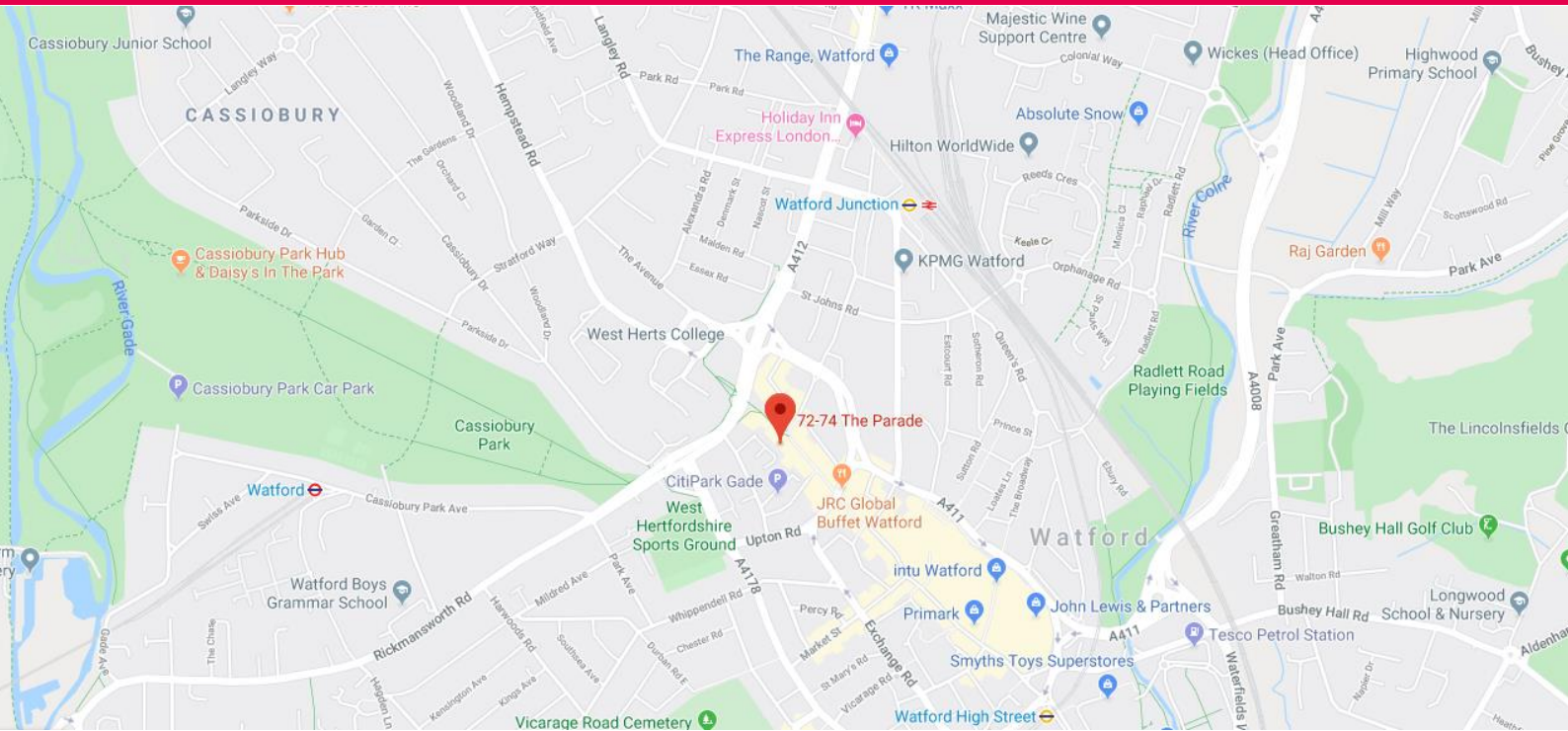
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TO LET – FULLY FITTED A3/A4 OPPORTUNITY, WATFORD WD17

PUB/BAR/RESTAURANT WITH OUTSIDE SEATING



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