

Unit M, ASDA Watford Superstore, St. Albans Road, Odhams Trading Estate, Watford, Hertfordshire, WD24 7RT

WWW.ASDA.LIVE.JLL.COM CONCESSION UNIT AVAILABLE

- Upon the instructions of ASDA
- ASDA Store 180,000 sq ft
- 1,500 Customer Car Parking Spaces

Location

ASDA's Supercentre is located on St Albans Lane, close to its junction with Colne Way (A41). Colne Way is one of the main thoroughfares giving easy access to Watford town centre and comprises a mixed residential and commercial location. The subject unit occupies a prominent position within the Supercentre adjoining ASDA café and Shoe Zone. Other retailers in close proximity include Card Factory, Timpsons, Thomson and Indigo Sun.

Accommodation

The premises provide the following approximate net internal floor areas:

Description	Sq ft	Sq m
Ground Floor	1,873	174

Tenure

The property is available on a new effectively full repairing and insuring lease for a term to be agreed.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Rent

£35,000 per annum

exclusive of rates, service charge and VAT (if applicable).

Rates

Rates Payable: £17,723 per annum

(based upon Rateable Value: £37,000 and UBR: 47.9p)

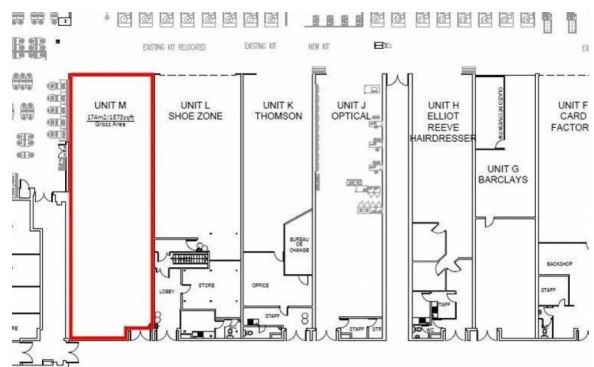
Interested parties should verify these figures with the Local Authority.

Service Charge

Available on Request

EPC

This property has been graded as 75(C).



Viewing & Further Information

Viewing is strictly by appointment with:

Contacts

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