

## NIL PREMIUM FULLY FITTED BAR – TO LET WATFORD TOWN CENTRE



### **BARRIO, 107-115 THE PARADE, WATFORD, WD17 1LU**

- Fronts high footfall town centre location in the heart of the leisure circuit
- External trading area to the front
- Licenced to sell alcohol until 1:00am on Thursday to Saturday
- Gross Internal Area approx. 600 sq m (6,455 sq ft)
- New free-of-tie lease available until September 2042
- Sizable property, customer area recently renovated to a high specification
- Fully fitted commercial trade kitchen

#### **NEW LEASE - RENTAL OFFERS INVITED**

#### **SUBJECT TO CONTRACT**

Sole Letting Agents

[LonL609](#)

**STREET VIEW**

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## Location

The property is located in the heart of Watford's leisure circuit, fronting The Parade at its junction with the High Street and Gaumont Approach. This popular commuter town has easy access to London Euston station in under 30 minutes, as well as vehicular access to the M1 and M25.

Nearby occupiers include Walkabout, Slug & Lettuce, Popworld and Nando's. Situated less than 1,000 metres north of Watford F.C. (Vicarage Road Stadium) which holds a capacity of 22,000 fans. It lies roughly equidistant between Watford Junction Railway Station to the north east and Watford High Street Station to the south east, both within 10-15 minutes walking distance.

## [Link to Location Map](#)

## Description

The ground floor and part first floor of a three storey building. Internally the property has the following configuration.

<b>Ground Floor</b>	Open plan trade area decorated in a contemporary style, fitted with a long bar servery to the rear of the trading area, a fully equipped trade kitchen and a set of customer male, female and disabled wc's. The customer areas have all recently been renovated to a good standard.
<b>First Floor</b>	Manager's office, managers flat, staff room with wc, and various ancillary storage areas and a cold beer store with keg lift and one additional apartment (not inspected).
<b>External</b>	Seating area to the front for up to 60 covers. A set of floor plans are enclosed.

We have been advised that the approximate gross internal areas are as follows:-

<b>Ground floor</b>	345 sq m (3,712 sq ft)
<b>First floor</b>	255 sq m (2,743 sq ft)
<b>Total GIA</b>	600 sq m (6,455 sq ft)

NB: AG&G have not measured the property. The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## Licensing

From enquiry of Watford Borough Council, it is understood the property has a Premises Licence permitting the sale of alcohol from 8:00 am until 12 midnight from Sunday to Wednesday and 8:00 am until 1:00 am Thursday to Saturday.

## Planning

From informal enquiry of Watford Borough Council, it has been ascertained that the property is not statutorily listed but is locally listed and is also situated within the 'Civic Core Conservation Area'.

## Rating Assessment

The property is listed within the current (2023) Rating List as a Public House & Premises and with a Rateable Value of £58,500.

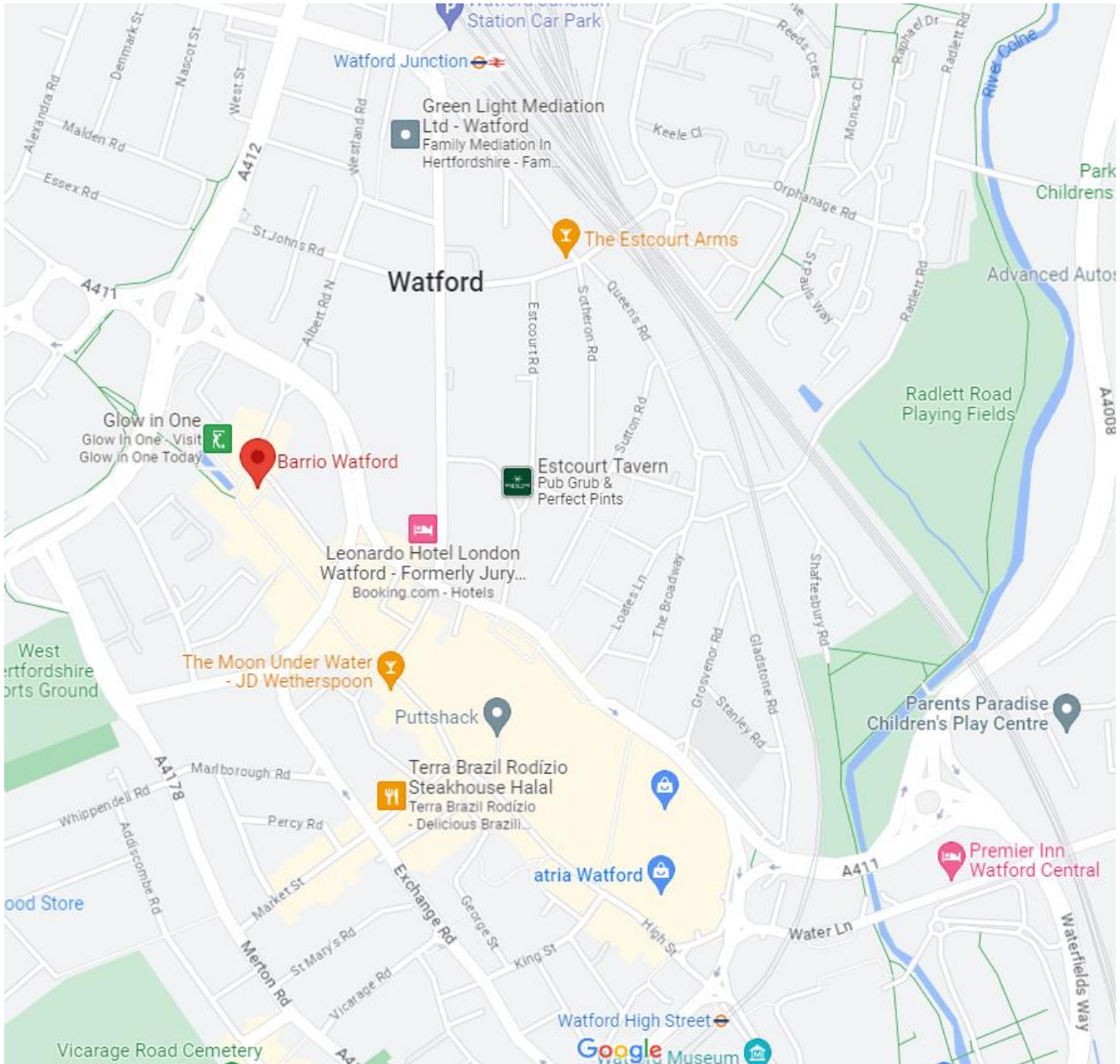
## Basis of Letting

The property is available by way of a new, free-of-tie lease, expiring September 2042. Rental offers are invited, all terms to be agreed.

## Viewings & Further Information

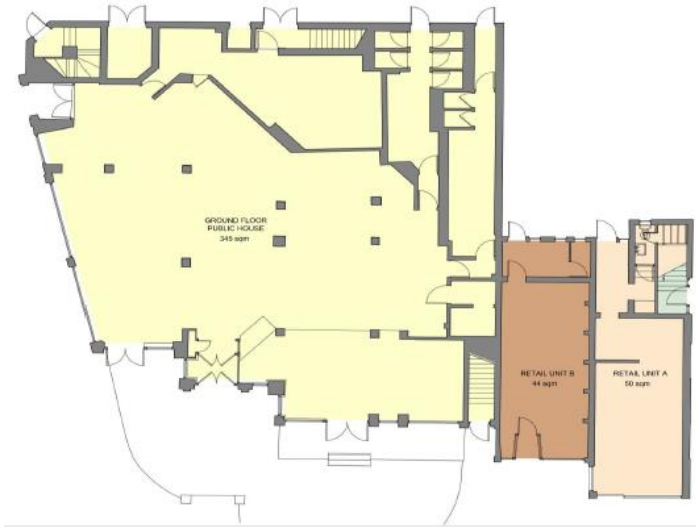
The business is currently closed, an external inspection is recommended in the first instance. For further information or to arrange a viewing, please contact either Michael Penfold ([michael.penfold@agg.uk.com](mailto:michael.penfold@agg.uk.com)) or Panayiotis Themistocli ([panayiotis.themistocli@agg.uk.com](mailto:panayiotis.themistocli@agg.uk.com)) on Tel: 020 7836 7826 / 07973 856 232.

## Location Plan



Source: Google Maps. Not to scale - Provided for indicative purposes.

## Floor Plans



Ground Floor



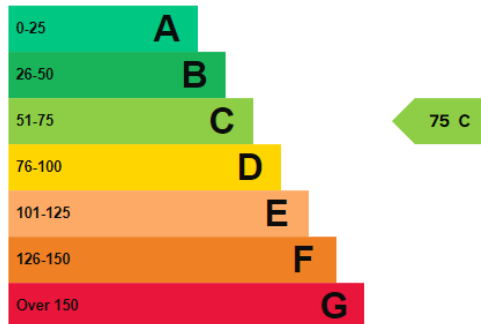
First Floor

Not to scale – provided for indicative purposes only. NB. The demise is highlighted in yellow.

## EPC

The property currently has an EPC rating of C (75) - [Link to EPC Certificate](#)

Ground Floor & First Floor 107-117 The Parade Watford WD17 1LU		Energy rating <b>C</b>
Valid until <b>28 April 2032</b>	Certificate number <b>3452-0306-9280-0735-4142</b>	



## Additional Photos



