

TO LET – MOBILE FLORRIST AVAILABLE



**Prime Retail
Opportunity Station**



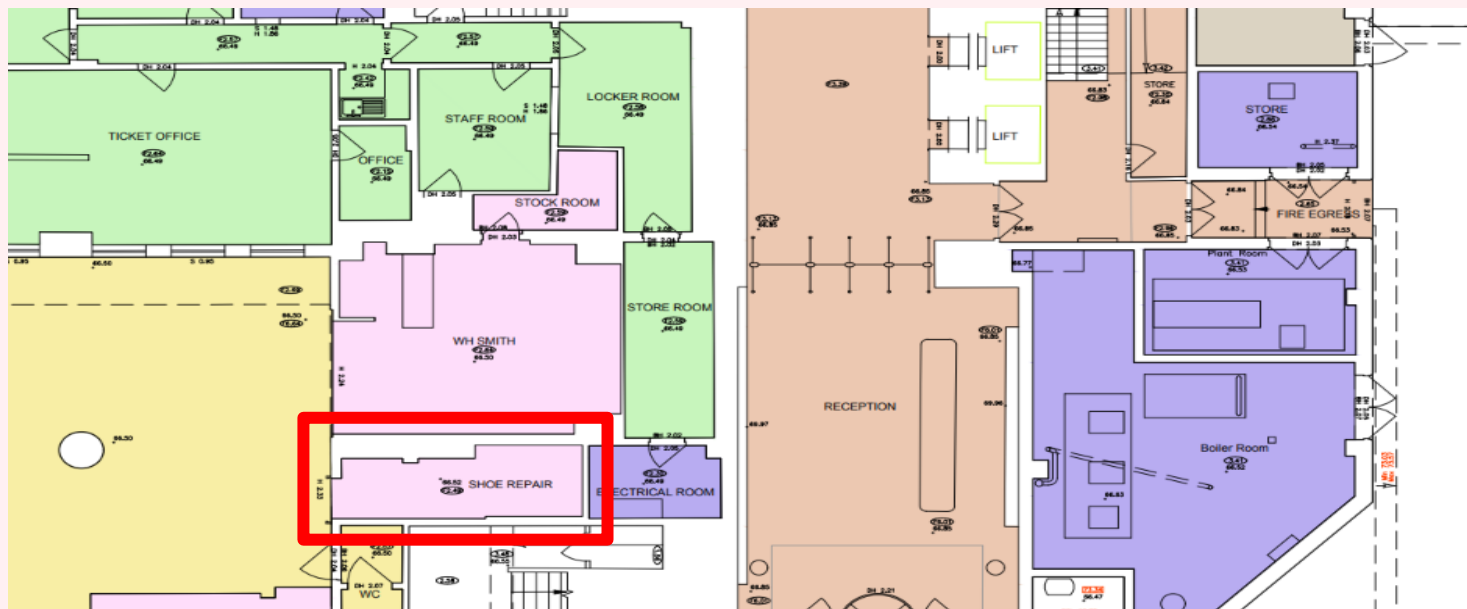
WATFORD

**Watford Junction Station, Station Road,
Watford, Hertfordshire, WDD17 1EU**

Unlock the potential of a high-footfall, high-visibility mobile florist unit at Watford Junction Station — one of the region's busiest and best-connected transport hubs. Perfectly positioned to capture consistent daily foot traffic from commuters, tourists, and local residents, this unique retail opportunity offers exceptional exposure for florists looking to grow their brand or establish a strong local presence in a vibrant, high-demand location.

**Annual Station
Footfall
of c. 6.5 million
Annual Footfall***

* Footfall figures from the business plan supporting station development



Property:

Has previously been consistently let as a florist. It is primarily positioned to remain as a mobile florist as per the station's hierarchy of needs.

Open to alternative uses excluding Coffee outlets due to the abundance such providers at the station.

It is primarily position within the station concourse with excellent visibility and access to consumers.

Retail Unit Size:

Approximately 100 sq ft.

Rent:

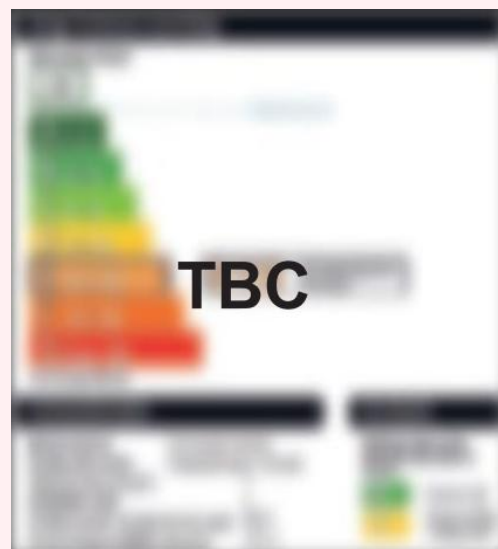
To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent based on turnover.

Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fees



For further detail about this opportunity please contact enquiries@advanceventures.co.uk

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regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required. (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.



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