

THE FORMER COLOMBIA PRESS

72-74 THE PARADE · WATFORD · WD17 1AW

LEASEHOLD

PUBLIC HOUSE IN WATFORD TOWN
CENTRE TO LET ON BEHALF OF JD
WETHERSPOON



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/Ancillary	366.3	3,943
Basement	Ancillary	151.9	1,635
Total		518.2	5,578

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

The premises are available by way of a sublease expiring on 31st May 2030 with rental offers invited. The sublease will be drafted outside of the security of tenure provisions of the Landlord & Tenant Act 1954. The annual service charge is payable on an ad hoc basis.

RATEABLE VALUE & EPC

2023 Rateable Value - £120,000
EPC - C-51.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 02:00 on Mondays, until 00:00 Tuesday to Wednesday, until 02:00 Thursday to Saturday and until 00:00 on Sunday.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

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VIEWINGS & TERMS

The premises are currently closed so all parties wishing to view need to do so by prior appointment via the the joint selling agents Savills and CBRE.

Rental offers are invited for the benefit of a new sublease.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit: jdwdisposals.co.uk



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DISCLAIMER: December 2025

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