



Investment Opportunity - For Sale

173b High Street

Rickmansworth, WD3 1AY

Investment, Retail

FOR SALE

590 sq ft

(54.81 sq m)

- The sale of a virtual freehold investment
- A ground floor shop of 590 sq ft (54.8 sq m) let until 2030
- Investment income of £27,000 per annum
- Located on the busy Rickmansworth High Street close to Marks and Spencer

173b High Street, Rickmansworth, WD3 1AY

Summary

Available Size	590 sq ft
Price	£385,000
Rateable Value	£19,250
VAT	Not applicable
EPC Rating	C (73)

Description

The property comprises a ground floor shop which is currently trading as a boutique with a total net internal floor area of approximately 590 sq ft (54.8 sq m)

Location

The property is located on the High Street of Rickmansworth close to all amenities and conveniently located within two miles of Junction 17 and 18 of the M25 motorway providing good access to the national motorway network.

Nearby occupiers include Marks and Spencer Food, WH Smiths and Boots.

Rickmansworth Station is just 0.1 miles from the premises and offers convenient access to Central London via the Chiltern Line and Metropolitan Tube Line.

Viewings

Strictly by appointment via sole agents.

Tenancy

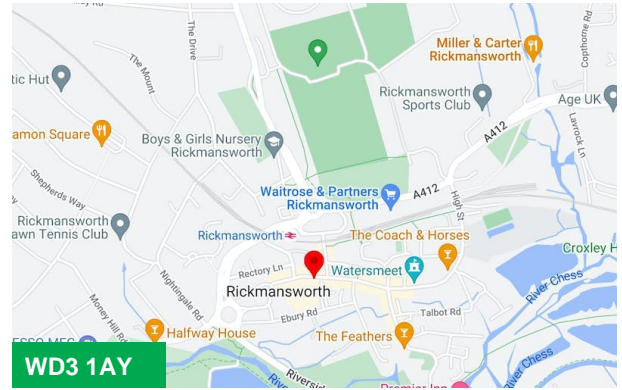
The property is currently let on a full repairing and insuring lease for 12 years from 27th February 2018 and is inside the Landlord and Tenant Act. The annual rent is currently £27,000 per annum. There is a tenant only break and rent review on 27th February 2026.

Sale Price

Offers of £385,000 are invited for a new ground lease expiring on 20 December 3014 at a peppercorn rent .

VAT

The property is not VAT registered and therefore VAT will not be charged on the sale price.



Viewing & Further Information

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