

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

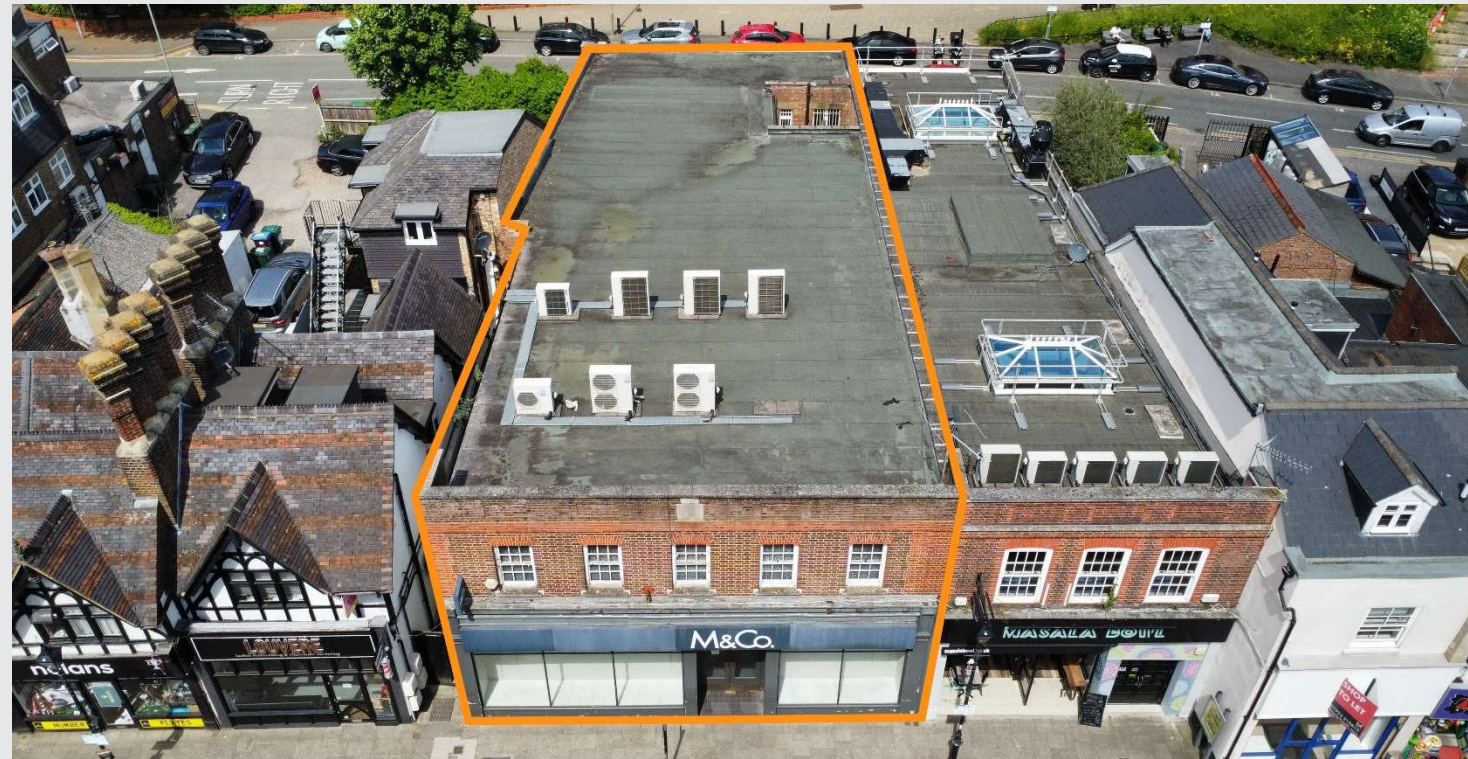
Prominent high street retail
premises

94-102 High Street, Rickmansworth, WD3 1AQ



LOCATION

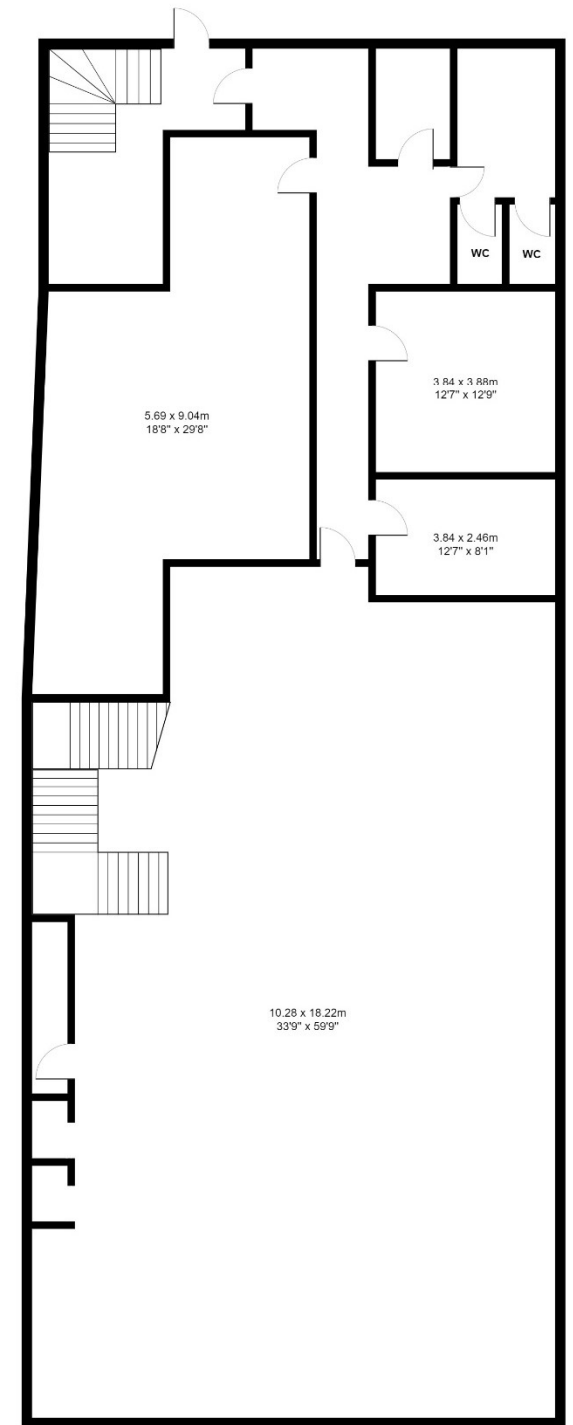
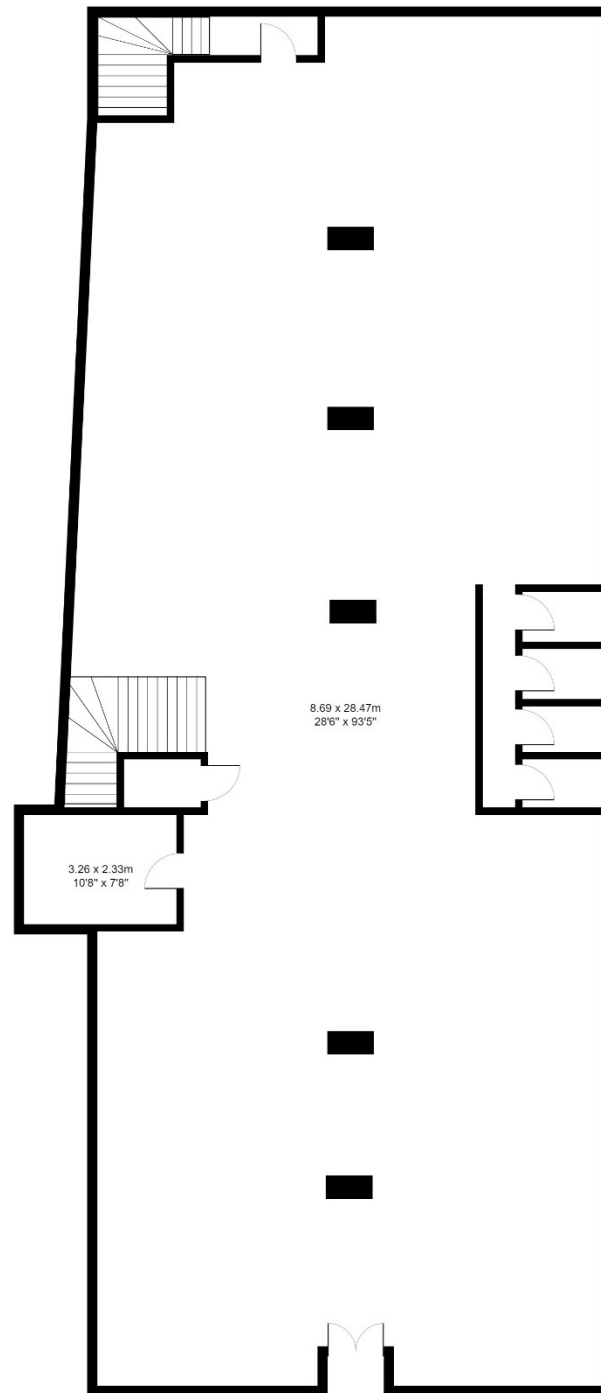
The premises are prominently located on the High Street in Rickmansworth an affluent commuter town and very close proximity to a number of restaurants, pubs and shops such as Costa Coffee, Café Nero and Boots along with Waitrose and Marks & Spencer supermarkets. Within walking distance of Station Road, giving direct access to Rickmansworth Tube and Mainline Station with very swift connection to London Baker Street and Marylebone. Easy road access to junctions 17 and 18 of the M25 and thereby to the whole motorway network.



ACCOMMODATION

Approximate net internal area:

	Sq ft	Sq m
Ground floor	3,400	315.87
First floor	2,900	269.42
Total	6,300	585.29



AMENITIES

- ✓ Walking distance to Rickmansworth Station
- ✓ Air conditioning (not tested)
- ✓ Good passing trade
- ✓ Approximately 6,300 sq ft NIA
- ✓ Glazed frontage

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

Further details available on request.

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FIRST FLOOR OFFICES 165-167 HIGH STREET
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

DESCRIPTION

The property previously traded as M&Co and has been left in good order where the premises has a shop frontage width of approximately 36 ft and is arranged over ground and first floors. Northway runs to the rear giving loading access. The Landlords may consider alternative uses which fall under Class E.

TERM

A new FRI lease to be granted for a term to be agreed, with appropriate rent reviews.

RENT

£85,000 per annum exclusive

RATES

Rateable value: £86,000. Rates payable 23/24: £44,032. Interested parties should contact Three Rivers District Council – 01923 776611 to verify the rates payable.

VAT

We understand that VAT is not currently payable on the rent

JOEL LOBATTO

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