

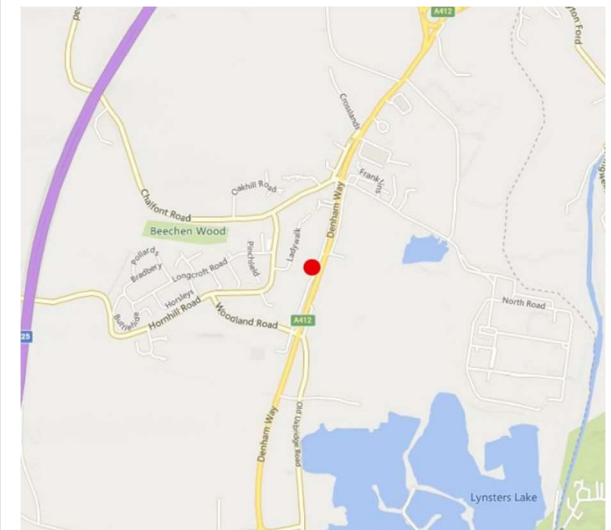
# PERRY HOLT

PROPERTY CONSULTANTS

# FOR SALE

## Detached freehold premises

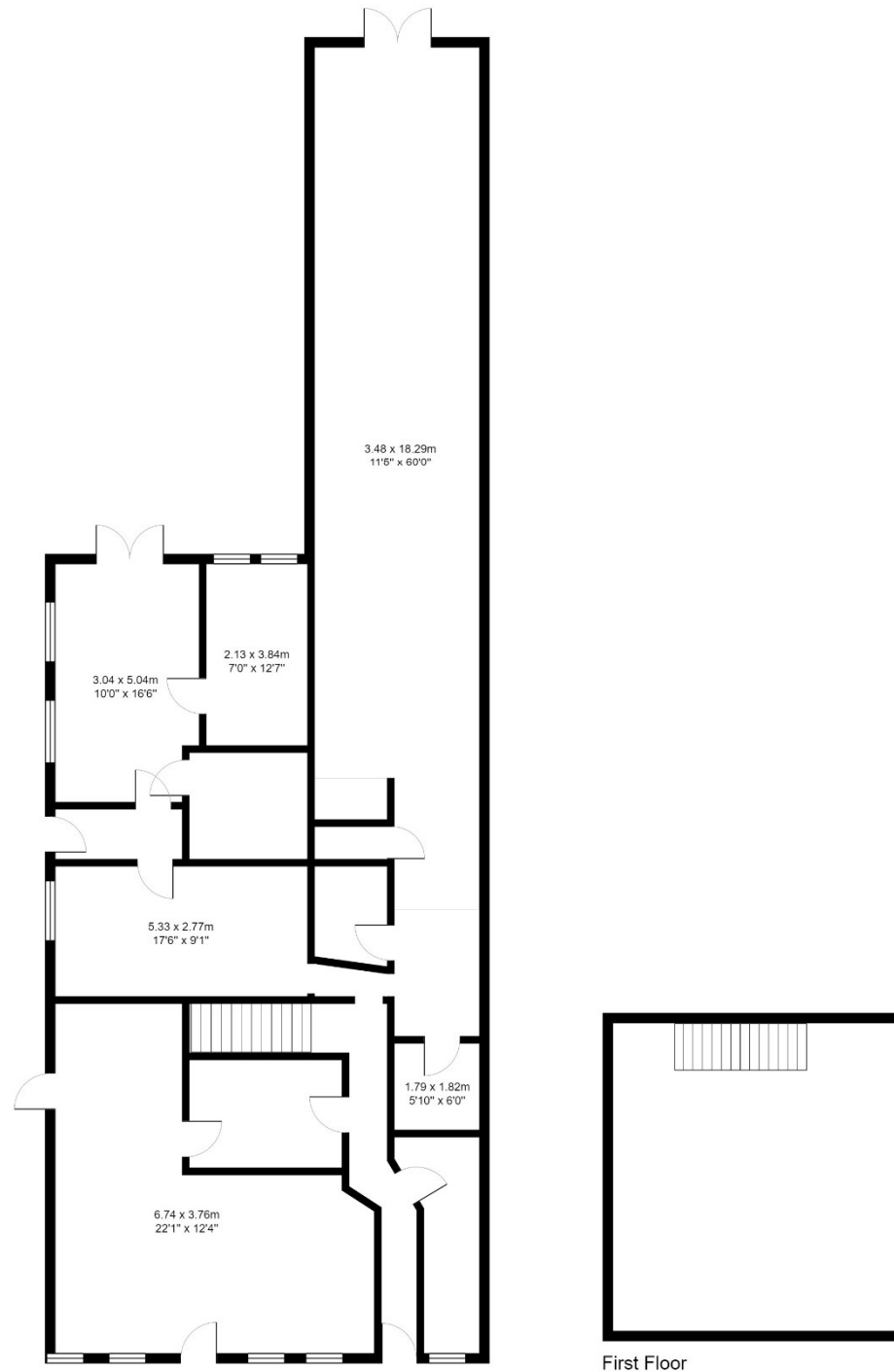
42 Denham Way, Maple Cross, Rickmansworth,  
Hertfordshire, WD3 9SP





## ACCOMMODATION

	Sq ft	Sq m
<b>Total</b>	<b>2,479</b>	<b>230.3</b>



First Floor

All measurements are approximate.  
Please note this floor plan is for marketing purposes and is to be used as a guide only.

## AMENITIES

- ✓ Parking for a minimum of 6 cars
- ✓ Mixed use opportunity
- ✓ Prominent location
- ✓ Approximately 2,479 sq ft GIA

## LOCATION

Denham Way is ideally located being very nearby to Rickmansworth town centre. Rickmansworth has excellent transport links including the Metropolitan and Chiltern line station getting you into London.

By car the A40, M40 and M25 are easily accessible.

## DESCRIPTION

Detached freehold premise currently comprising of mixed use totalling approx. 2,479 spft GIA over ground and first floor. Made up of retail to the front with residential to the rear along with outbuilding and garden. Suitable for different uses subject to obtaining relevant planning permission. The premises sits on a site of approx. 0.19 acres with the benefit of planning consent for 3 residential units.

## PRICE

£650,000 for the Freehold interest.

## VAT

We understand that VAT is not currently payable on the purchase price.

## BUSINESS RATES

Rateable value: £11,000. Rates payable 23/24: £5,489. Interested parties should contact Three Rivers District Council – 01923 776611 to verify the rates payable.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

# PERRY HOLT

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