

Rickmansworth – 126 High Street, Hertfordshire WD3 1AB
Retail Shop to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



ROBSONS
Estate Agents
Sales
Lettings
Management
Surveyors
New Homes
Land
www.robsonsweb.com

CRIMINAL
ALARM
SYSTEMS
01923 771411

Wishful
NO. 124 TEL: 01923 772 485 BOTTLESHOP &

UNRIVALLED RANGE DISTINCTIVE
WISHFUL
WE'D TRY WITH US, OR TAKE HOME AND ENJOY

CLOSED
OUR OPENING HOURS
ARE SAVED AND OFF SALES
MON - THUR 10:00am - 11:00pm
FRI - SAT 10:00am - 12:00am
SUNDAY 11:00am - 11:00pm
LAMP HANGER
IN YOUR BECKING COLLECTION

Rickmansworth – 126 High Street, Hertfordshire WD3 1AB

Retail Shop to Rent



Property Features:

- Comprises ground floor retail shop suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with terms to be agreed by negotiation
- Located in the heart of Rickmansworth High Street, within short walk from Rickmansworth Train Station providing direct services to Central London in 30 mins
- Occupiers close by include Boots Pharmacy, Superdrug, Iceland and many more.

Property Description:

Comprises retail shop with benefit of kitchen and wc at rear, providing the following accommodation and dimensions:

Ground Floor: 35 sq m (376 sq ft)

Open plan retail, kitchen, wc

Shop width: 4.00m 13'1"

Shop depth: 8.30m 27'3"



Rickmansworth – 126 High Street, Hertfordshire WD3 1AB

Retail Shop to Rent



Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £461.54 per week (PCM: £2,000)

Deposit: £6,000 (3 Months)

Rateable Value:

Rateable Value - £15,000 p.a.

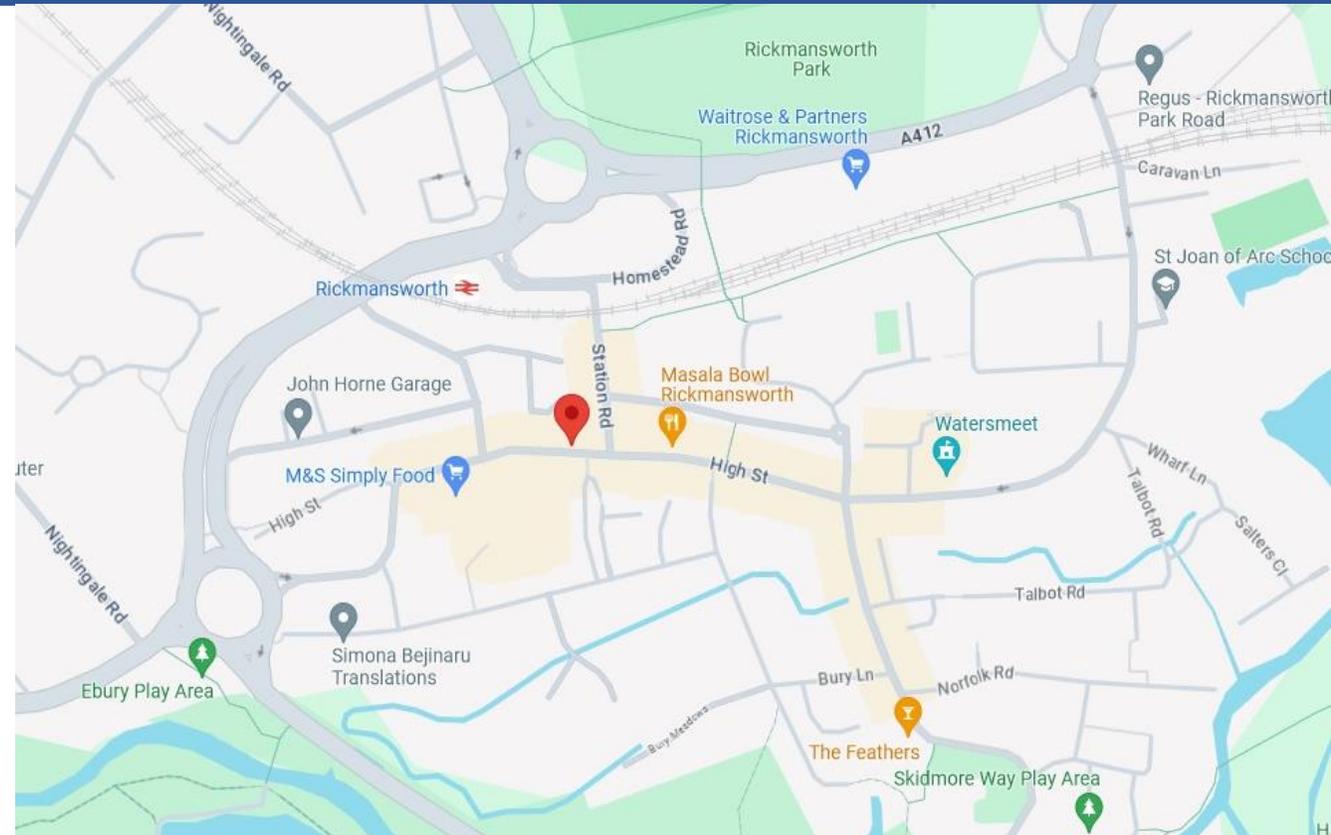
Rates Payable - £7,485 p.a.

EPC:

The property benefits from a C Rating. Certificate and further details available on request.

Location:

Rickmansworth is a town in south-west Hertfordshire, located approximately 17 miles north-west of central London, 5 miles south-west of Watford and inside the perimeter of the M25 motorway. The property is situated in the heart of Rickmansworth High Street, within short walk from Rickmansworth Train Station providing direct services to Central London in 30 mins. Occupiers close by include Boots Pharmacy, Superdrug, Iceland and JD Wetherspoon, amongst others.



Rickmansworth – 126 High Street, Hertfordshire WD3 1AB

Retail Shop to Rent

Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.