

Church Street, Rickmansworth, Hertfordshire, WD3 1DJ



£1,850,000 Freehold Commercial Office

We offer this rare opportunity to secure an OFFICE FREEHOLD of two adjoining buildings, in the heart of Rickmansworth.

- PART VACANT,
PART INCOME
PRODUCING
- PARKING FOR AROUND 12 CARS
- AIR CONDITIONING
- CLOSE TO STATION
- EXCELLENT TOWN
CENTRE LOCATION

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The property comprises of two adjoining buildings, 30 and 32 Church Street. Both buildings are in good condition throughout.

30 Church Street currently has three commercial tenants in-situ and is generating £49,630 per annum exclusive (contact sales agents for tenancy schedule). 30 Church Street measures approximately 1,894 sq. ft NIA. There is parking to the rear for 7 cars, accessed via Bury Lane.

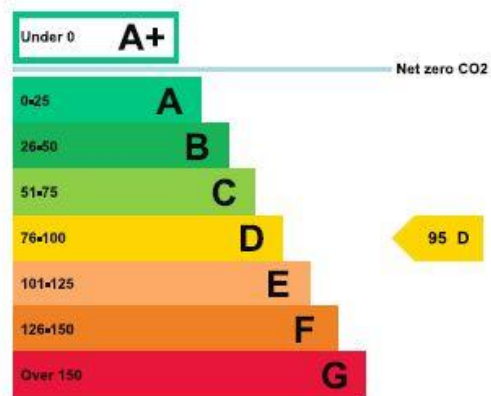
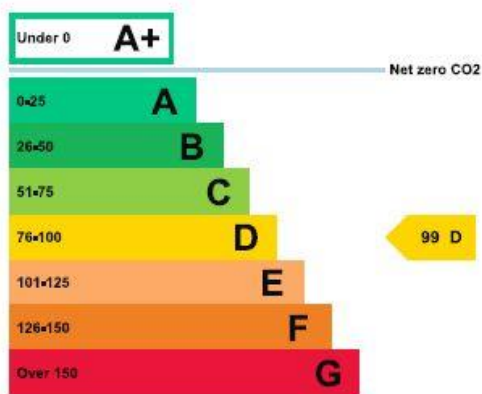
32 Church Street is vacant measuring approximately 2,379 sq. ft NIA and offers multiple rooms with air conditioning. To the rear is a courtyard offering outdoor seating area and parking for 4-5 cars accessed via the car park of 30 Church Street. There is room for more parking spaces if the patio area is removed.

The property occupies a most convenient position being within Rickmansworth Town Centre and a few hundred metres from Rickmansworth Metropolitan/Chiltern Line Station whilst the M25 is accessed via a short drive to junctions 17 or 18.

- Local Authority: Three Rivers District Council
- Total Area 30 Church Street: Approx. 175.96 Sq m / 1894 Sq ft
- Total Area 32 Church Street: Approx. 221.01 Sq m / 2379 Sq ft
- Nearest Station: 0.3 miles Rickmansworth Station – Metropolitan/Chiltern Line

LEGAL COSTS – Each party will be responsible for their own legal costs

VAT – We understand there is not VAT on the purchase



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ACCOMMODATION NIA

	Sq ft	Sq m
30 Church St	1,894	175.96
32 Church St	2,379	221.01
Total	4,273	396.97

Floorplan for No.32 (vacant)



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

Viewing: Strictly by appointment only via owner's agents Trend & Thomas Commercial Ltd and Perry Holt Property Consultants

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N.B. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending tenant must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made with responsibility, or warranty on the part of the owner or LMG Estates Ltd t/a Trend & Thomas, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.