

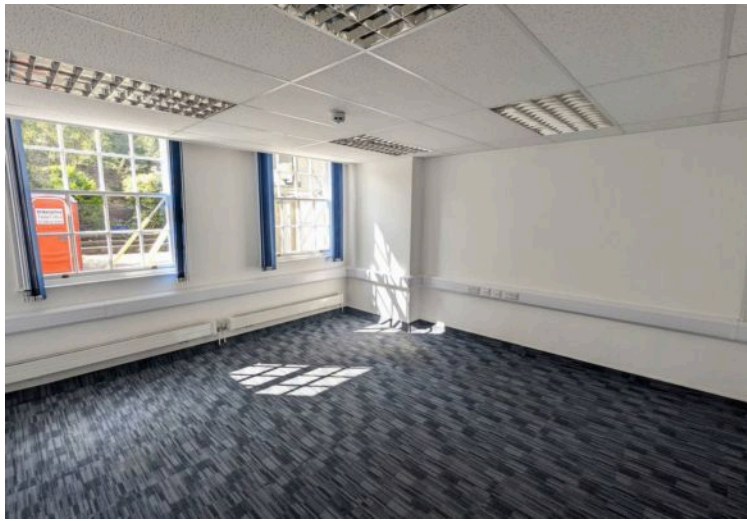


Church Street, Rickmansworth, WD3

£1,750,000 Freehold

PART VACANT, PART INCOME PRODUCING • AVAILABLE FOR SALE EITHER COMBINED OR SEPARATELY • VACANT OFFICE AVAILABLE FOR LET • PARKING FOR AROUND 12 CARS • AIR CONDITIONING • CLOSE TO STATION • EXCELLENT TOWN CENTRE LOCATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS





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

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 and available for let as well as for sale, 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 properties are available separately or can be combined.

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

VAT – We understand there is not VAT on the purchase

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.

Nearest Station: 0.3 miles – Rickmansworth Station

EPC Energy Efficiency Rating: 30 Church Street – D

EPC Energy Efficiency Rating: 32 Church Street – D

Local Authority: Three Rivers District Council

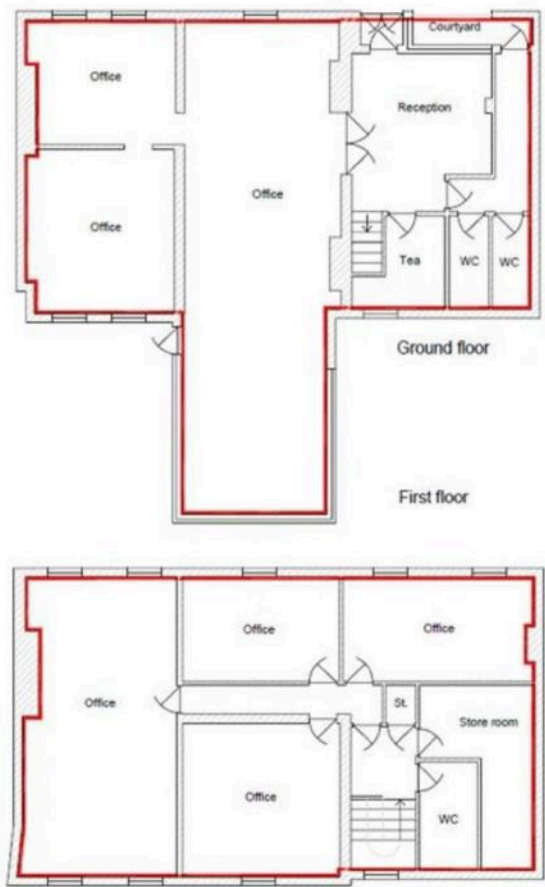
Total Area 30 Church Street: Approx. 175.96 Sq. m / 1894 Sq. ft

Total Area 32 Church Street: Approx. 221.01 Sq. m / 2379 Sq. ft

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.



Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.