

6/8 Church Street | Rickmansworth | WD3 1BT

Former Banking Premises | For Sale / To Let



Key features

- Attractive period property
- Extensive frontage
- Affluent town centre location
- Possible restaurant or other alternative use, STP
- Sub-division considered

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

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Location

Rickmansworth is a popular and affluent suburb, approximately 17 miles north west of central London. The subject property is situated in the town centre on Church Street, close to it's intersection with High Street. Surrounding occupiers include a Savills estate agency office, and mixture of specialist local restaurant and retail operators, such as the award winning Cinnamon Square bakery. See attached Goad extract for further information.

Description

Previously a Barclays Bank, the premises comprise an attractive period property set out over ground, first and second floor levels. The ground floor former banking hall is largely open plan, with stores and strong rooms to the rear. The upper parts provide various offices, staff and WC facilities over the two levels. An alley to the side of the premises gives independent access to the upper parts via a small rear yard.

Accommodation

The premises benefit from the following approximate floor areas, measured on a net internal basis:

Ground floor		212.19 Sq.m		2,284 Sq.ft
First floor		127.93 Sq.m		1,377 Sq.ft
Second floor		79.15 Sq.m		852 Sq.ft
Small external rear courtyard				
Total		385.83 Sq.m		4,153 Sq.ft

NB. The total gross internal floor area is understood to be approximately 5,501 Sq.ft / 511.06 Sq.m.

Terms

The property is available Freehold or alternatively by way of a new FRI lease for a term to be agreed, subject to 5 yearly, upward only rent reviews.

Our clients may consider a letting of part, further details on request.

Price

£1,600,000 for the Freehold interest with vacant possession.

Rent

The rent for the entire premises is £60,000 per annum, exclusive of business rates and other outgoings.

Business rates

The VOA website shows that the Rateable Value from April 2024 will be £55,000.

For rates payable please refer to the Local Charging Authority, Three Rivers District Council - 01923 776611.

EPC

Further details available upon request. E 121.

Legal costs

Each party to be responsible for their own legal and consultancy costs.



Contact

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Or our joint agent

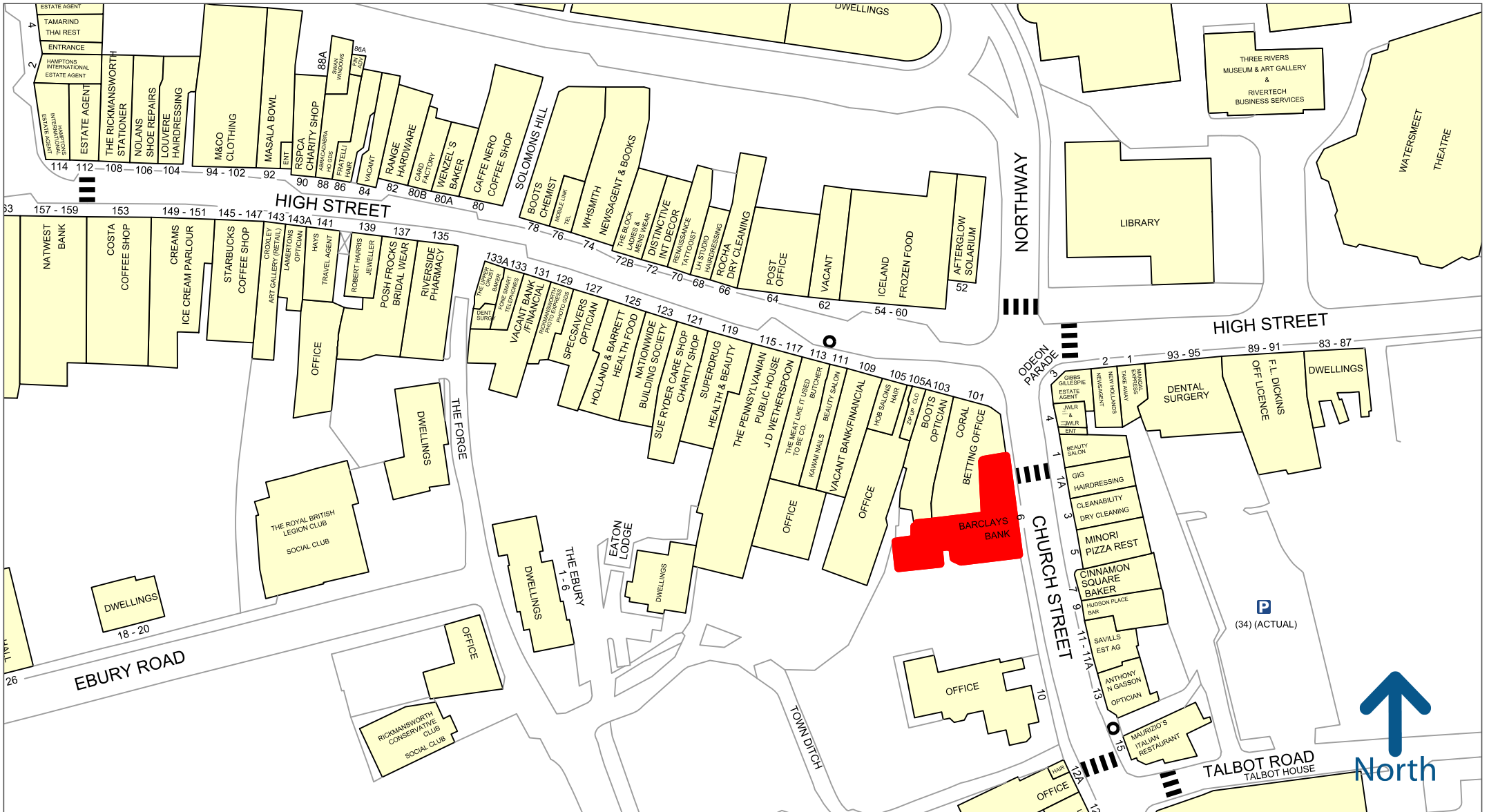
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VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details
 - Identification and verification of ultimate beneficial owners
 - Satisfactory proof of the source of funds for the Buyers/Funders/Lessees
- Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

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50 metres

Experian Goad Plan Created: 09/06/2023

Created By: Brasier Freeth

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