



Church Street, Rickmansworth, WD3

£575,000 Freehold

FREEHOLD FOR SALE • APPROX. 166 TOTAL SQ. M • GROUND FLOOR SHOP UNIT • FIRST FLOOR OFFICE SUITE WITH W.C. AND ADJOINING OFFICE • TOWN CENTRE LOCATION • CLOSE TO STATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



A self-contained double fronted SHOP UNIT with a separate front entrance to a first floor office suite.

An attractive late Victorian building with clay tiled pitched roofs, brick and rendered elevations, window aspects to both the front and rear, and individual electric heating appliances in position. There is a ground floor shop unit with offices and W.C., and a first floor office suite, with 5 offices, a kitchen and W.C. approached via separate ground floor doorway and reception lobby with internal staircase.

The property occupies a most convenient position 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 - Ground Floor: G

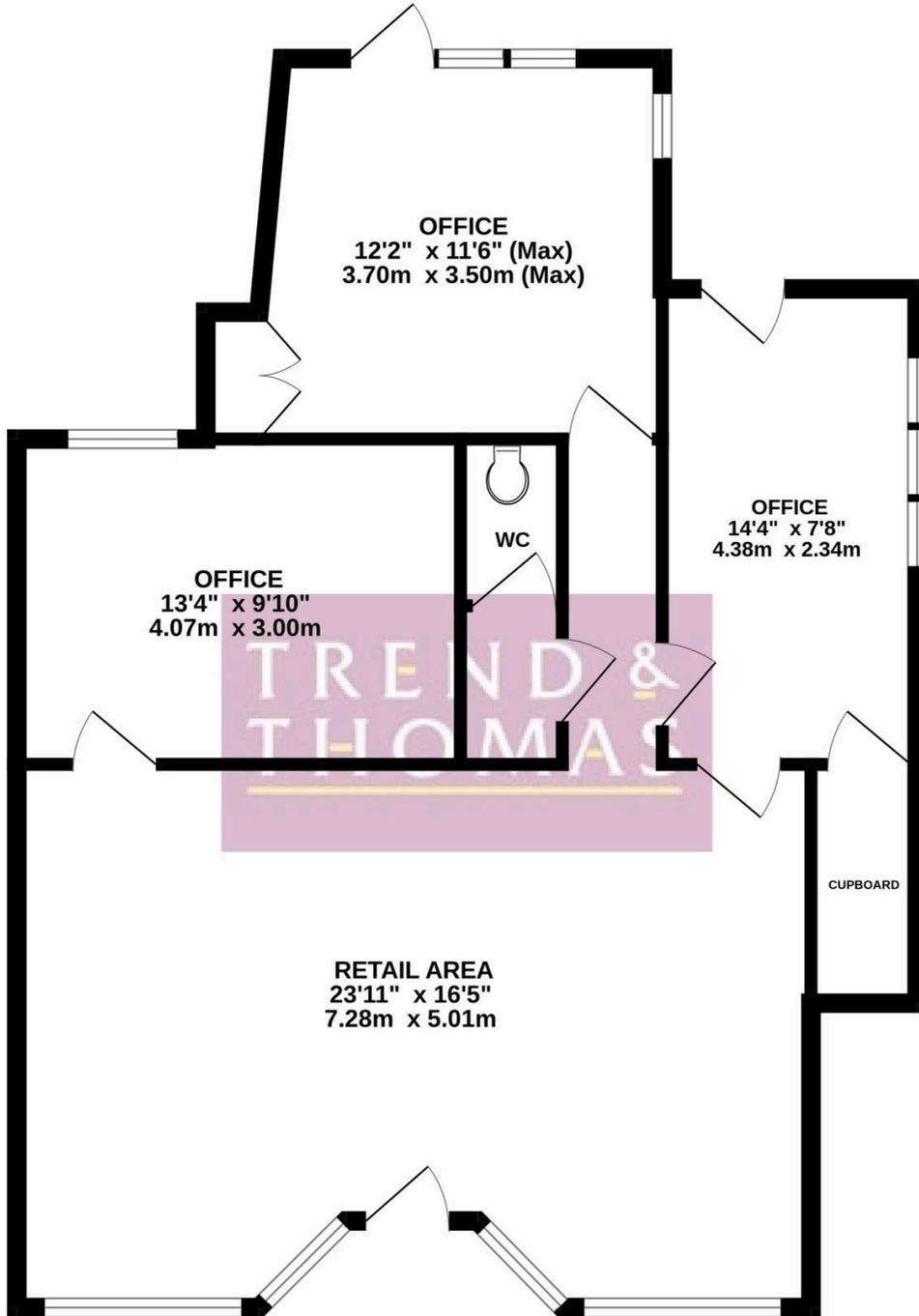
EPC Energy Efficiency Rating - First Floor: F

Rateable Value - Approx. £TBC (2025-2026)

Payable Value - Approx. £TBC (2025-2026)



GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



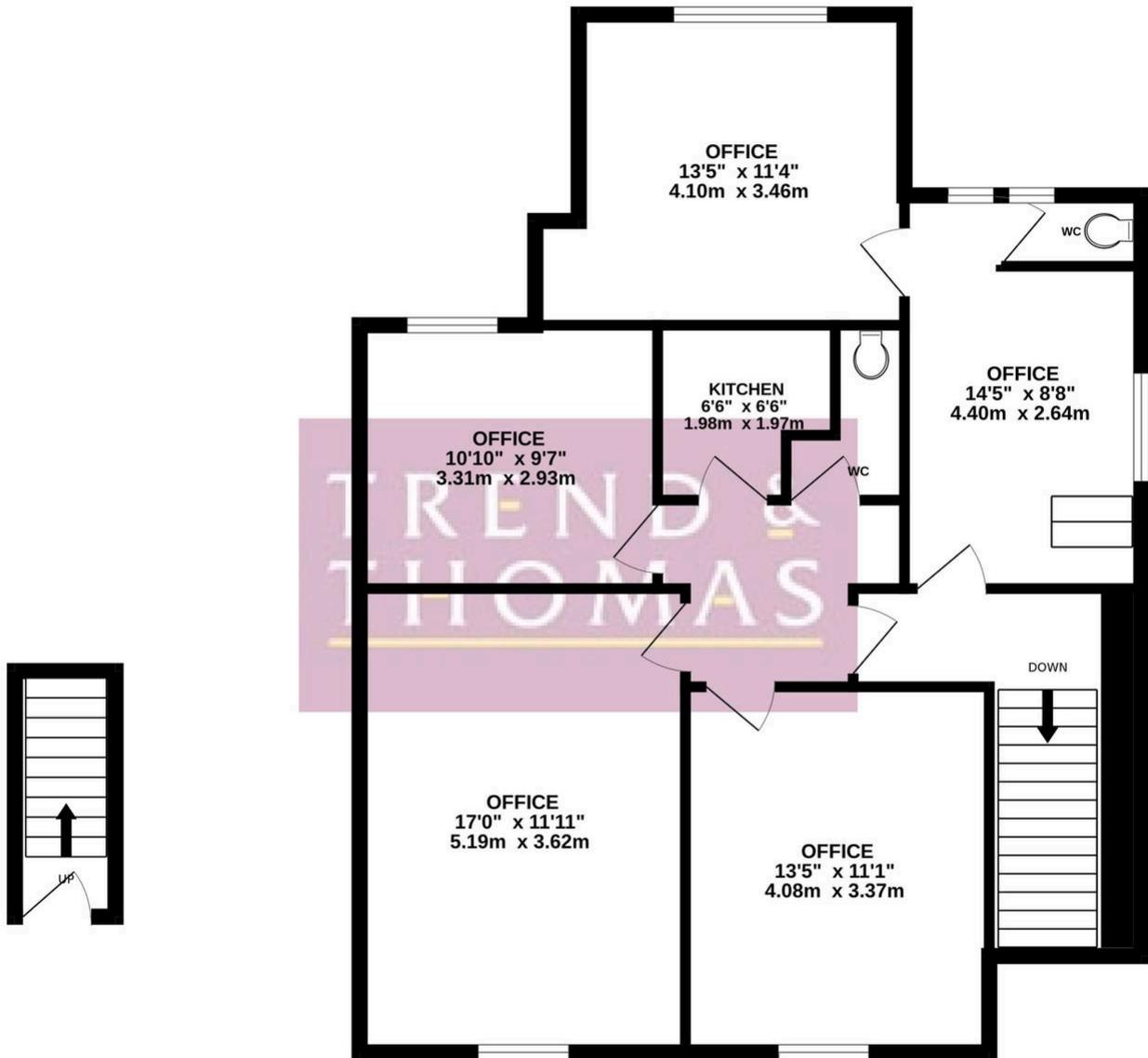
13 CHURCH STREET, RICKMANSWORTH, WD3 1BX

TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR

FIRST FLOOR
909 sq.ft. (84.4 sq.m.) approx.



WINDSOR HOUSE, CHURCH STREET, RICKMANSWORTH, WD3 1BX

TOTAL FLOOR AREA : 942 sq.ft. (87.5 sq.m.) approx.

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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.