



Church Street, Rickmansworth, WD3

£595,000 Freehold

CHAIN FREE COMMERCIAL BUILDING • PROMINENT CORNER LOCATION • LARGE SALES/DINING AREA • BAR & KITCHEN
• FIRST FLOOR DINING/MEETING SPACE WITH BAR • STORE ROOMS TO BOTH GROUND & FIRST FLOOR • LEAN-TO &
COVERED TERRACE • TOWN CENTRE LOCATION, CLOSE TO STATION

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



We are pleased to offer for sale this TWO-STOREY DETACHED COMMERCIAL BUILDING, currently used as a restaurant.

The property has multiple usage opportunities the ground and first floor. Most of the ground floor has a large sales/dining area with access to a good size commercial kitchen currently, a storeroom and a lean-to. Off the main sales/dining area is also a covered terrace to the rear.

To the first floor is a large 28' long double aspect room with his and hers toilets, a storeroom and an internal staircase to the rear store.

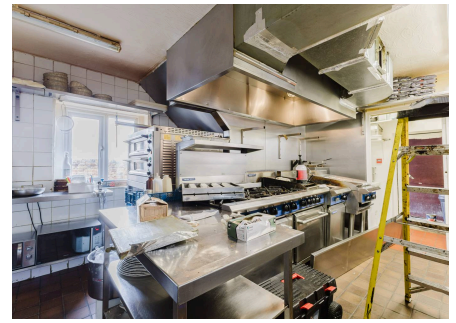
Nearest Station: 0.3 miles - Rickmansworth Station

Local Authority: Three Rivers District Council

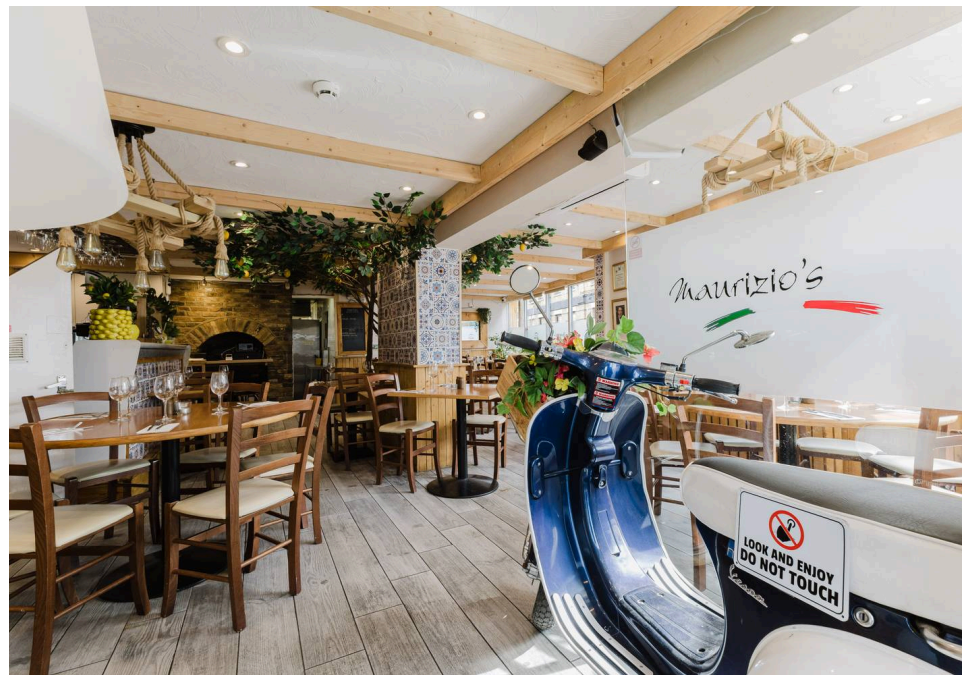
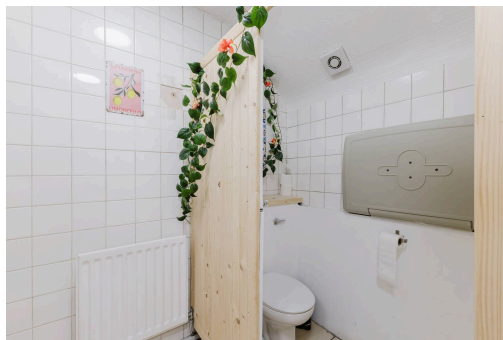
EPC Energy Efficiency Rating: C

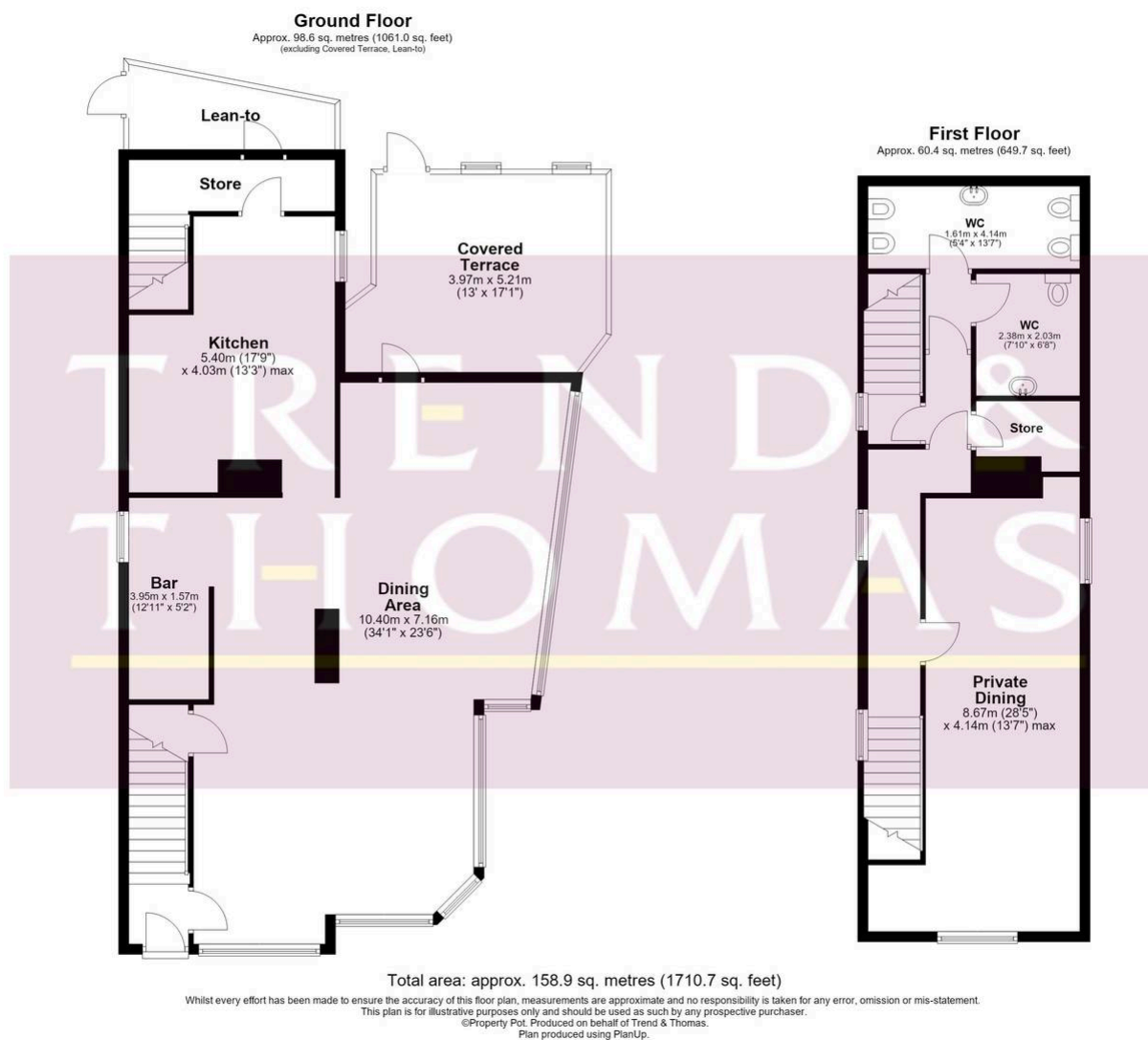
Rateable Value: Approx. £24,000 (2026-2027)

Payable Value: Approx. £9,224.22 (2026-2027)



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.





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.