

PERRY HOLT

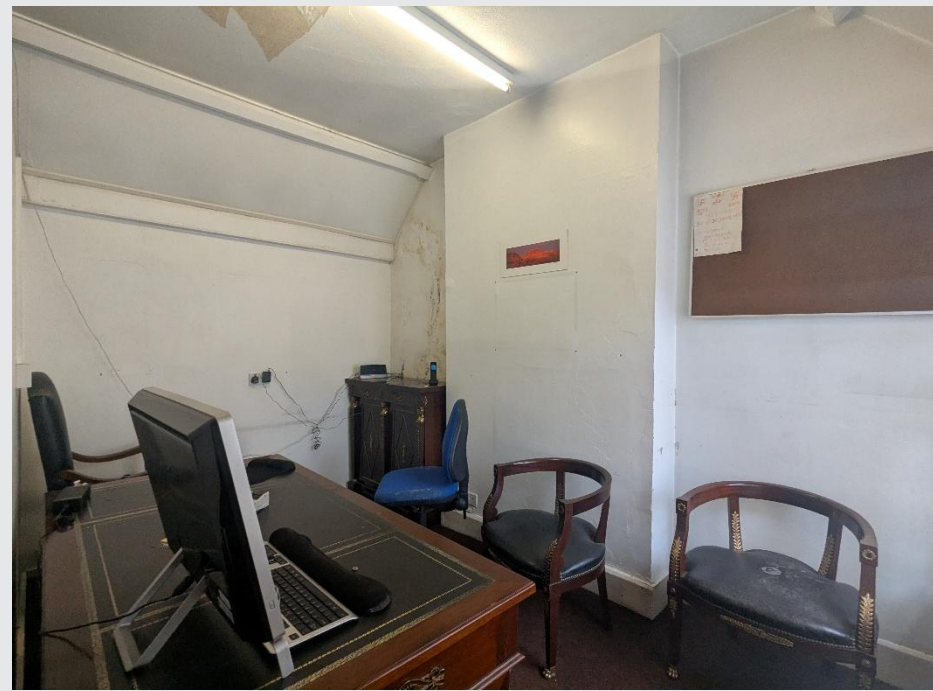
PROPERTY CONSULTANTS

TO LET

Prominent town centre shop

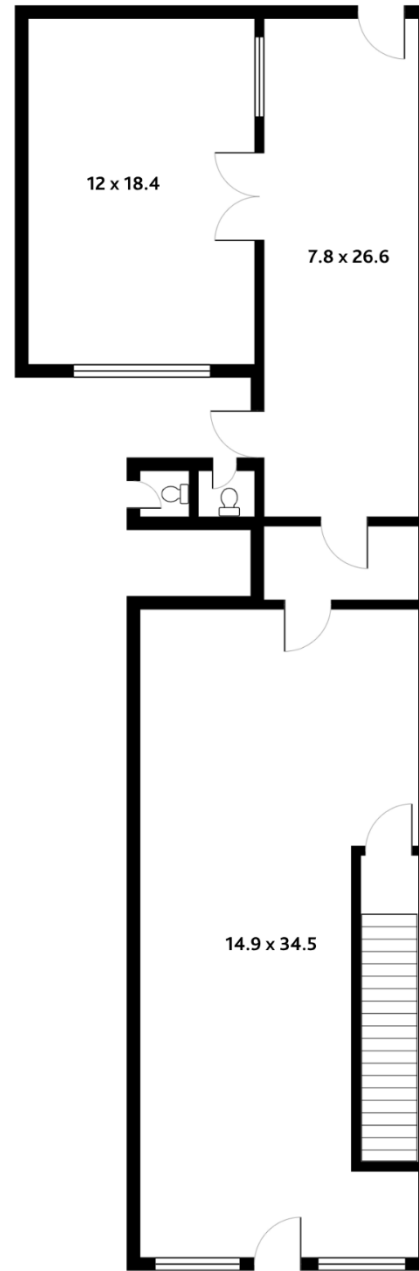
108 High Street, Rickmansworth, WD3 1AQ



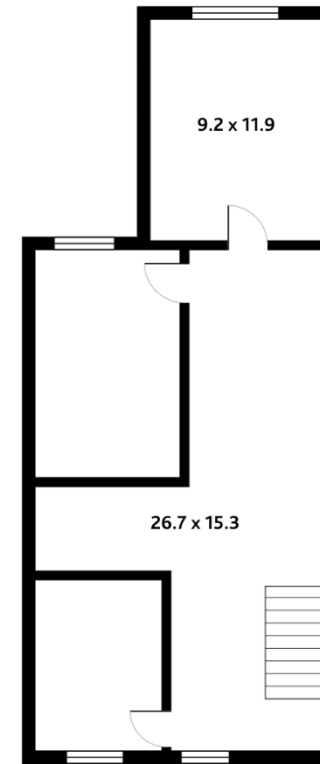


ACCOMMODATION

	Sq ft	Sq m
Ground Floor Retail	514	47.7
Ground Floor Rear Storage	439	40.7
First Floor	518	48.1
Total	1,471	136.6



Ground Floor



First Floor

All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

AMENITIES

- ✓ Walking distance of Rickmansworth train station
- ✓ High footfall location
- ✓ Glazed frontage
- ✓ Rear access

LOCATION

The property is prominently located on the High Street in Rickmansworth an affluent commuter town and close to a number of restaurants, pubs and shops such as Costa Coffee, Café Nero and Boots along with Waitrose and Marks & Spencer supermarkets. Rickmansworth Tube and Mainline Station is within short walking distance giving swift connection to London Baker Street and Marylebone. Easy road access to junctions 17 and 18 of the M25 and thereby to the whole motorway network.

DESCRIPTION

Prominently positioned retail premises located in the heart of Rickmansworth High Street. The property comprises an end-of-terrace ground floor shop with an attractive glazed frontage, rear storage and additional first floor office/storage space. The premises further benefit from external W/C facilities and rear access.

TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

RENT

£27,500 per annum exclusive

RATES

Rateable value: £18,500. Interested parties should contact Three Rivers District Council – 01923 776611 to verify the rates payable.

VAT

We understand that VAT is not currently payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

PERRY HOLT

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