

# PERRY HOLT

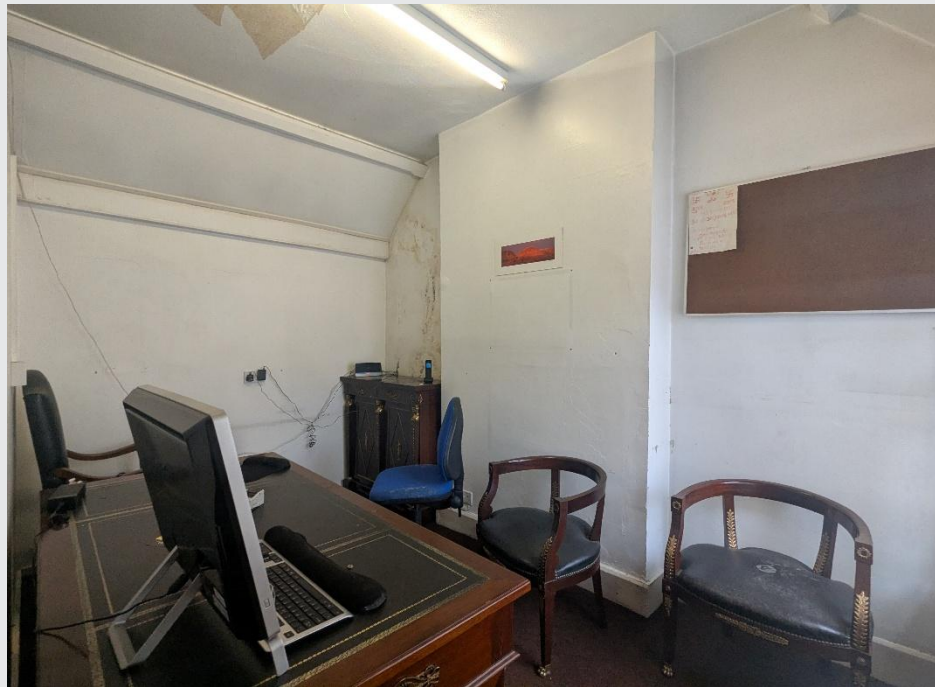
PROPERTY CONSULTANTS

# TO LET

## Prominent town centre shop

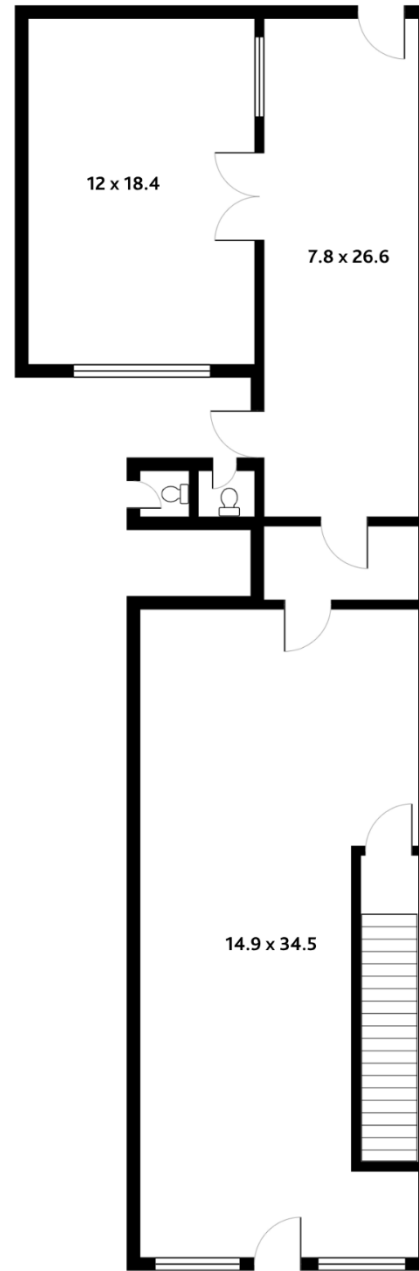
108 High Street, Rickmansworth, WD3 1AQ



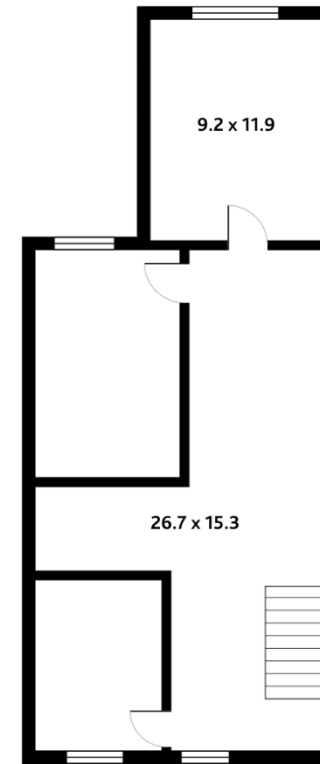


## ACCOMMODATION

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



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

- ✓ High Street location, walking distance of the train station
- ✓ Good footfall
- ✓ 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 located mid terraced ground floor shop with rear storage and first floor office/storage space with glazed frontage, external W/C's 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.

## EPC

TBC

# PERRY HOLT

PROPERTY CONSULTANTS

FIRST FLOOR OFFICES 165 -167 HIGH STREET  
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

**JOEL LOBATTO**

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

**BEN HOWARD**

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk