

# PERRY HOLT

PROPERTY CONSULTANTS

## FOR SALE

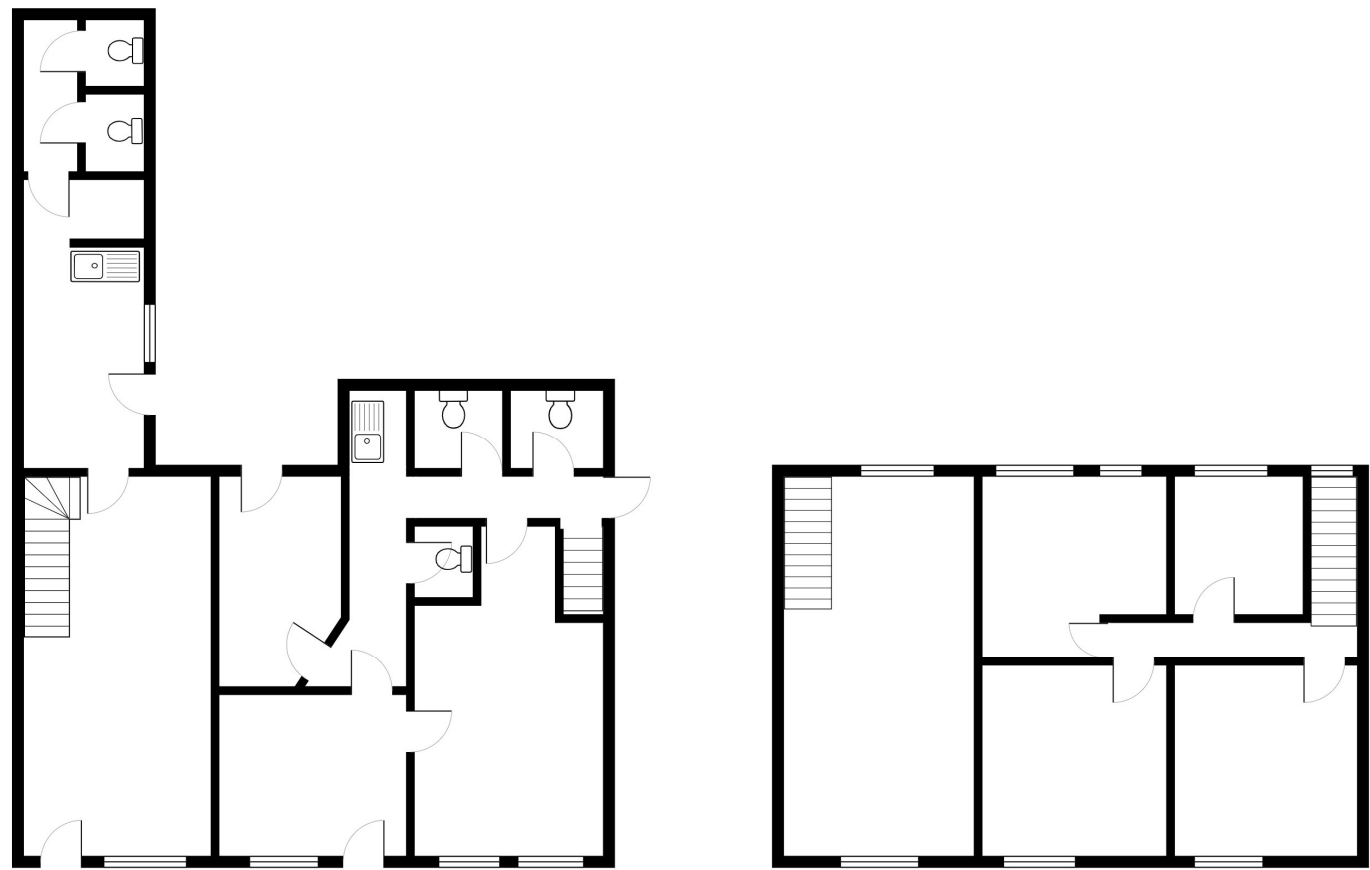
Office buildings with rear car park. Suitable for other uses.

24-26 & 28 High Street, Rickmansworth, WD3 1ER



ACCOMMODATION

	Sq ft	Sq M
24-26 High Street	761	70.6
28 High Street	581	53.9
Overall Total	1,342	124.5



## AMENITIES

- ✓ Offices arranged across two buildings
- ✓ Good parking facility
- ✓ Suitable for alternative uses
- ✓ Sold with vacant possession

## LOCATION

Located on High Street, Rickmansworth the buildings are situated a short walk to the main High Street area and are located opposite a public car park. The main High Street offers retailers such as Marks and Spencer, Starbucks, Greggs and Boots to name a few. Rickmansworth is a popular and affluent suburb which is on the metropolitan line with access into Baker Street and the station is only a 10 minute walk away. By road, the building is located 2.3 miles from Junction 18 of the m25.

## DESCRIPTION

24-28 High Street is a detached two storey office building with parking to the rear. 24-26 High Street has been merged to create one self contained building. The ground floor comprises of a reception area, large office/board room, storage cupboard, kitchenette and two W/C's. The top floor is comprised of four separate office suites. 28 High Street offers on the ground floor a large office area to the front and the rear area is demised as W/C's, kitchen and break out area. There is a small office area on the first floor. To the rear is parking for circa 10+ cars. The total net internal area for the buildings combined is 1,342sqft.

## PRICE

£750,000 for the Freehold interest on an unconditional basis only.

## RATES

Rateable value for 24-26 High Street, Rickmansworth is £20,250. Rateable value for 28 High Street, Rickmansworth is £12,500. For rates payable please contact Three Rivers District Council.

We understand that VAT is not payable on the sale price.

## LEGAL COSTS

Each party to be responsible for their own legal costs

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