

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

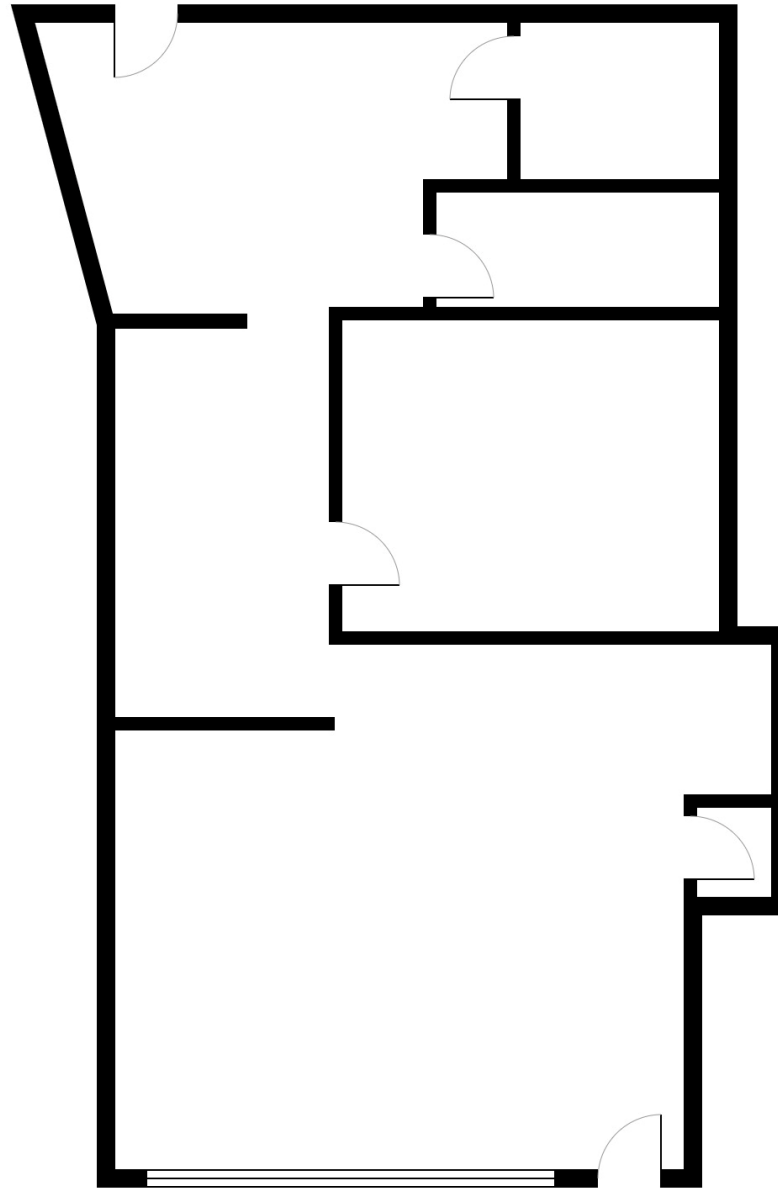
Prominently located Town Centre
shop

103 High Street, Rickmansworth, WD3 1AN



ACCOMMODATION

Total 827 sq ft 76.8 sq m



AMENITIES

- ✓ Rarely available
- ✓ Good passing trade
- ✓ Good customer parking in close proximity
- ✓ Class E use

LOCATION

The premises are prominently located on the High Street, opposite Iceland and in close proximity of Mcdonalds, Boots pharmacy, Superdrug, W H Smith, Cafe Nero and Starbucks along with a number of other restaurants, pubs and shops. Within walking distance of Station Road, giving direct access to Rickmansworth tube and mainline station with very 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.

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

perryholt.co.uk

DESCRIPTION

Comprises a ground floor mid-terrace shop with Class E use and a net internal area of approximately 827 sq ft. The premises benefits from W/C and kitchenette facilities to the rear, rear courtyard and suspended ceiling with air conditioning.

TERM

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

RENT

£30,000 per annum exclusive

RATES

Rateable value of £30,250 from 1st April 2026. 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.

JOEL LOBATTO

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

BEN HOWARD

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk