

# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

Prominent ground floor shop  
approximately 650 sq ft

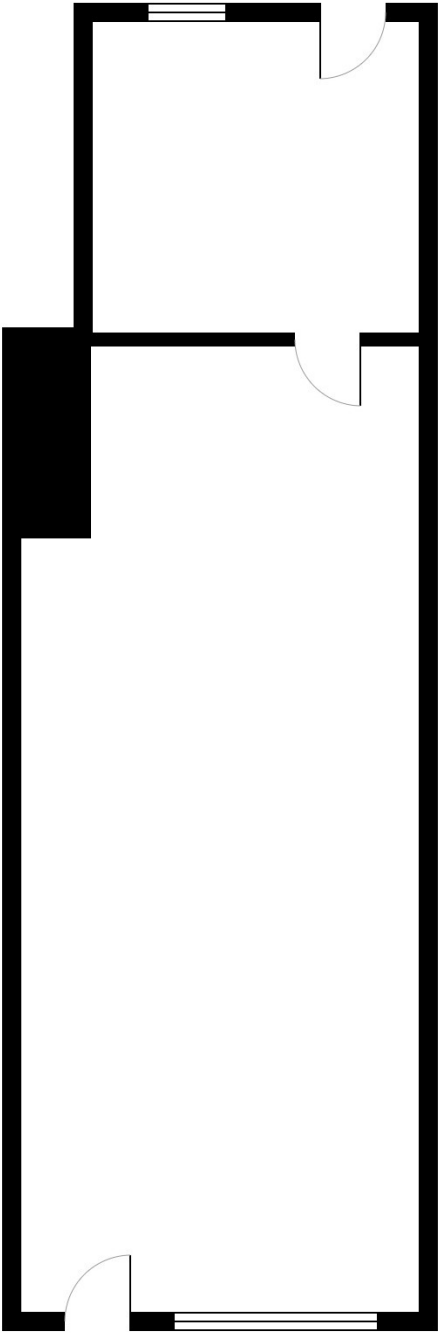
25 Station Road, Rickmansworth, WD3 1QP



ACCOMMODATION

Approximate net internal area

	Sq ft	Sq m
Ground floor shop	650	60.38



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

- ✓ Town Centre
- ✓ Walking distance to Rickmansworth Station
- ✓ Good passing trade
- ✓ Class E use

#### LOCATION

The property is prominently located on Station Road in Rickmansworth Town Centre and is within walking distance of the train station providing both main line and metropolitan line services to London. Rickmansworth also enjoys good access to central London via the M25 (Junctions 17 and 18) and from there onto the national motorway system.

#### VAT

We understand that VAT is not currently payable on the rent.

#### DESCRIPTION

The property comprises ground floor shop with Class E use and a net internal area of approximately 651 sq ft with rear access and WC facilities.

#### TERMS

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

#### RENT

£23,500 per annum exclusive

#### BUSINESS RATES

Rateable value: £15,250 Rates payable 24/25 £7,609.75. Interested parties should contact Three Rivers District Council – 01923 776611 to verify the rates payable.

#### LEGAL COSTS

Each party to be responsible for their own legal costs.

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