

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Prominently located Town Centre
shop

92 High Street, Rickmansworth, WD3 1AQ



ACCOMMODATION

Ground	1,763sqft	163.79sqm
First	1,052sqft	97.73sqm
Total	2,815sqm	261.52sqm



AMENITIES

- ✓ Highfoot fall location
- ✓ Good passing trade
- ✓ Fully fitted as a restaurant
- ✓ Ground floor compliant DDA W/C

LOCATION

The premises are prominently located on the High Street in close proximity of Boots pharmacy, Superdrug, W H Smith, Cafe Nero and Starbucks along with a number of other restaurants, pubs and shops. McDonalds new flagship store will be opening as well at the end of 2025 and is adjacent to the property. 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

The property is trading as a restaurant with an established clientele where the premises has a shop frontage width of approximately 20ft and is arranged over ground and first floors. There is rear loading access together with direct pedestrian access to the first floor accommodation.

TERM

Assignment of the current lease for the term of 15 years from December 2021 with tenant only break options at the end of the 5th and 10th years. In December 2026 there is a rent review.

RENT & PREMIUM

Current passing rent £65,000 per annum exclusive. Premium payment POA.

RATES

Rateable value: £65,500. 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.

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