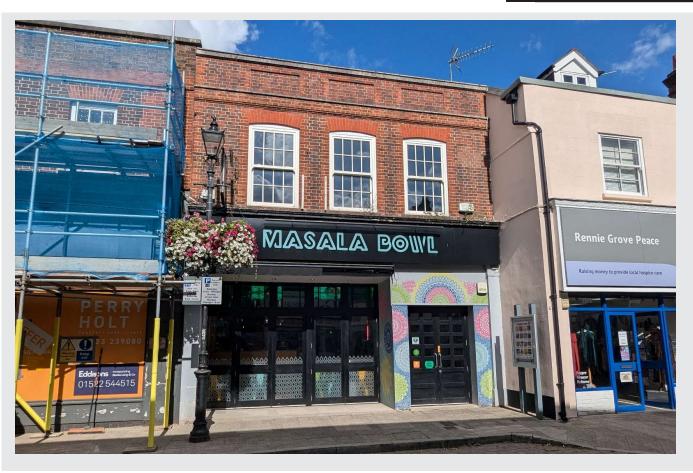
PERRY HOLT

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.

PERRY HOLT

PROPERTY CONSULTANTS

FIRST FLOOR OFFICES 165-167 HIGH STREET RICKMANSWORTH HERTS WD31AY

perryholt.co.uk

DESCRIPTION

The property is trading as a restaruant with an established clientele where the premises has a shop frontage width of approxiamtely 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 5^{th} and 10^{th} 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.

JOEL LOBATTO	BEN HOWARD
ASSOCIATE DIRECTOR	ASSOCIATE DIRECTOR
07786 928311	07527 709064
01923 239080	01923 239080
joel@perryholt.co.uk	ben@perryholt.co.uk