32 CHURCH STREET RICKMANSWORTH

WD3 1DJ

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PRICE REDUCTION

Town Centre Office (alternative use potential) with Parking 2,379 Sq.ft (221 Sq.m)

32 CHURCH STREET RICKMANSWORTH

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Office Space

FOR SALE/TO LET

KEY DETAILS

- Full vacant possession available
- Prominently positioned on Church Street in the heart of Rickmansworth
- Within walking distance of Rickmansworth (Metropolitan Line & Chiltern Railways)
- Easy access to M25 (Junction 17 & 18)
- Suitable for a range of office or professional uses
- Close to M&S Foodhall, Waitrose, Tesco, Boots, cafes, banks and local eateries.
- Self-contained car park to rear

AMENITIES

Town Centre Amenities	Car Parking	Motorway Access	Kitchen
Excellent Transport Links	Self Contained	WCs	Bus Routes

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ACCOMMODATION

Floor	*Size Sq.m*	*Size Sq.ft*
Ground floor	119.88	1,290
First floor	101.14	1,089
TOTAL	**221.01**	**2,379**

These floor areas are approximate and have been calculated on a net internal basis.

DESCRIPTION

The property is a building most recently used as offices by a major corporate but is considered suitable for a range of uses including medical, educational and therapeutic uses (subject to any necessary consents). The building may also have potential for residential use in whole or part.

The property is vacant.

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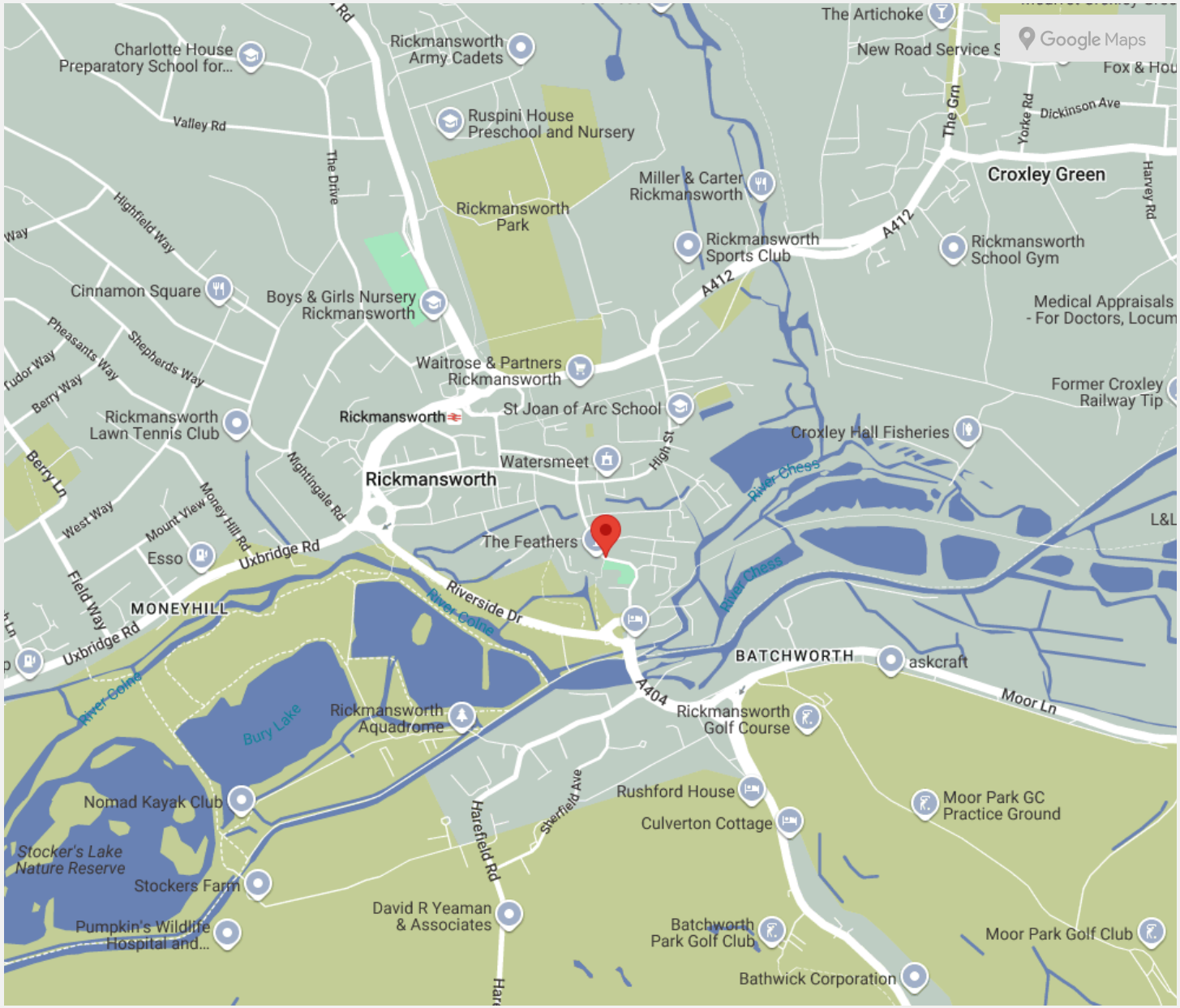

LOCATION

The property is located on Church Street in the centre of Rickmansworth, a well connected and affluent Hertfordshire town. The office benefits from a prominent position within a thriving town centre that supports a variety of national multiple and local independent retailers, including a Marks and Spencer food outlet, together with a number of coffee shops and restaurants.

Rickmansworth Station is within walking distance, providing direct services to Central London via the Metropolitan Line and Chiltern Railways. The M25 (Junctions 17 & 18) is also easily accessible, offering excellent road connectivity.

TRANSPORT

- Rickmansworth station - 9 minute walk
- M25 (J17) - 7 minute drive
- Amersham underground - 12 minute drive

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SALE/LET

The property is available for sale and to let.

PRICE/LET

Price upon application.

EPC

The property has an EPC rating of D95. Details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £62,000. The rates payable will be a proportion of this figure. For rates payable please refer to the Local Rating Authority, 01923 776611.

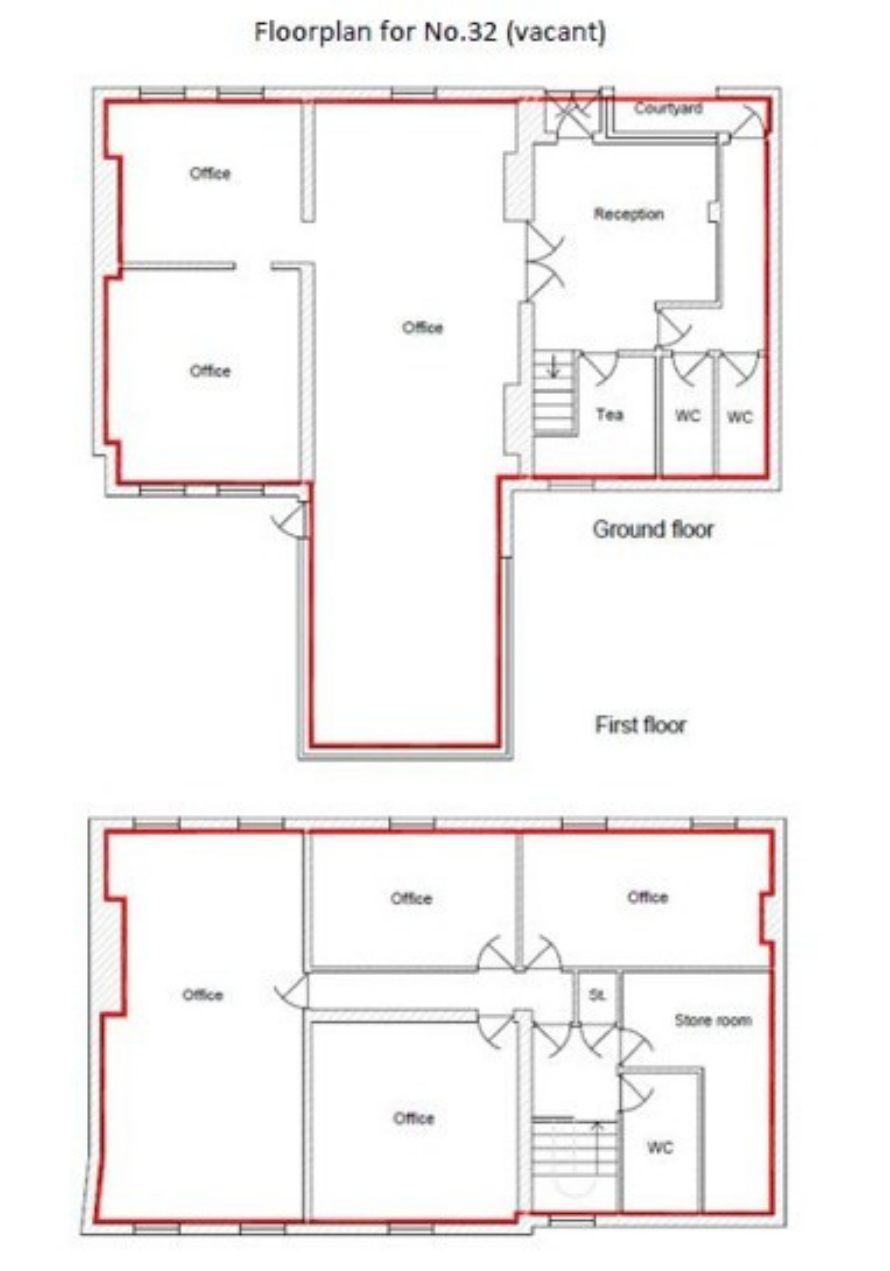
Additional information, including an estimate of the rates payable and any applicable relief, can be found on the VOA website.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that the property is not elected for VAT.



CONTACT

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