



**154 Watford Road**

**Croxley Green, Rickmansworth, WD3 3BZ**

**Small retail unit of  
approximately 420 ft<sup>2</sup>  
fronting a busy road close to  
Croxley underground station**

**420 sq ft  
(39.02 sq m)**

- Croxley Underground Station (0.2 miles)
- New lease by arrangement
- Parking by arrangement
- Prominent location
- Fronting busy road

# 154 Watford Road, Croxley Green, Rickmansworth, WD3 3BZ

## Summary

Available Size	420 sq ft
Rent	£16,500 per annum
Rates Payable	£6,736.50 per annum 2023 rateable value. Prospective tenants should verify this information directly
Rateable Value	£13,500
Service Charge	N/A
Car Parking	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (66)

## Description

The property comprises a ground floor lock-up shop of brick construction. The shop is open plan currently fitted with a glazed shop front and suspended ceiling with inset lights. There is an area of hard-standing to the rear where parking can be made available by arrangement.

## Location

The premises are located in a small parade of shops on Watford Road and is situated 0.2 miles from Croxley Underground Station which is served by the Metropolitan Line. Watford Town Centre is approximately 2.6 miles from the premises and Rickmansworth 2.0 miles. It is in a prominent location fronting a busy main road with other shops nearby.

## Accommodation

The property comprises the following

Name	sq ft	sq m	Availability
Ground	420	39.02	Available
<b>Total</b>	<b>420</b>	<b>39.02</b>	

## Terms

The premises is to be let on a new lease for a term by arrangement.



## Viewing & Further Information



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