

# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

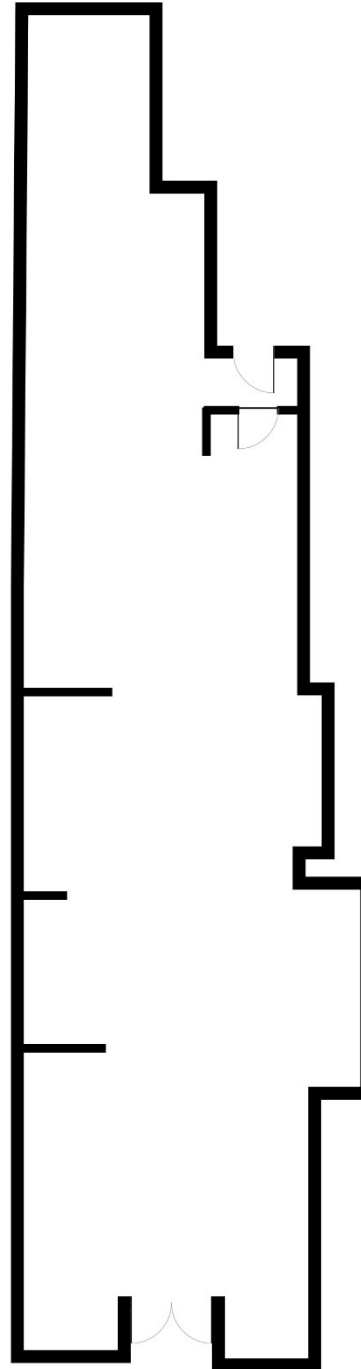
Prominently located Town Centre  
shop

107-109 High Street, Rickmansworth, WD3 1EG



ACCOMMODATION

Total 1,300 sq ft 120.77 sq m



## AMENITIES

- ✓ Rarely available
- ✓ Good passing trade
- ✓ Good customer parking in close proximity
- ✓ Class E use

## LOCATION

The premises are prominently located on the High Street, opposite Iceland and in close proximity of Boots pharmacy, Superdrug, W H Smith, Cafe Nero and Starbucks along with a number of other restaurants, pubs and shops. 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.

## DESCRIPTION

Comprises a ground floor mid-terrace shop with Class E use and a net internal area of 1,300 sq ft. The premises has a shop frontage width of approximately 17.66 ft with rear access.

## TERM

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

## RENT

£39,500 per annum exclusive

## RATES

Rates to be reassessed. 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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