

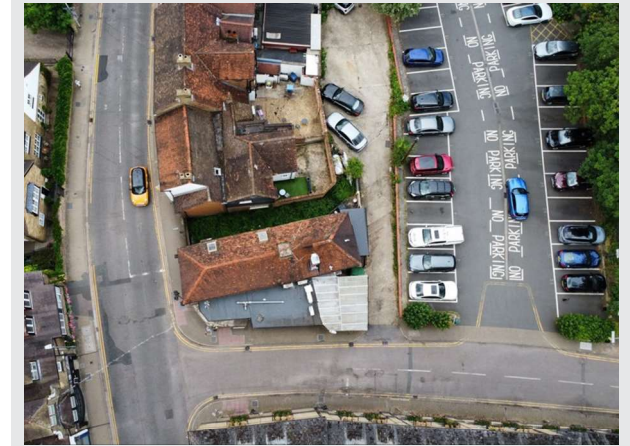
PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Prominent detached restaurant
premises

15 Church Street, Rickmansworth, WD3 1BX





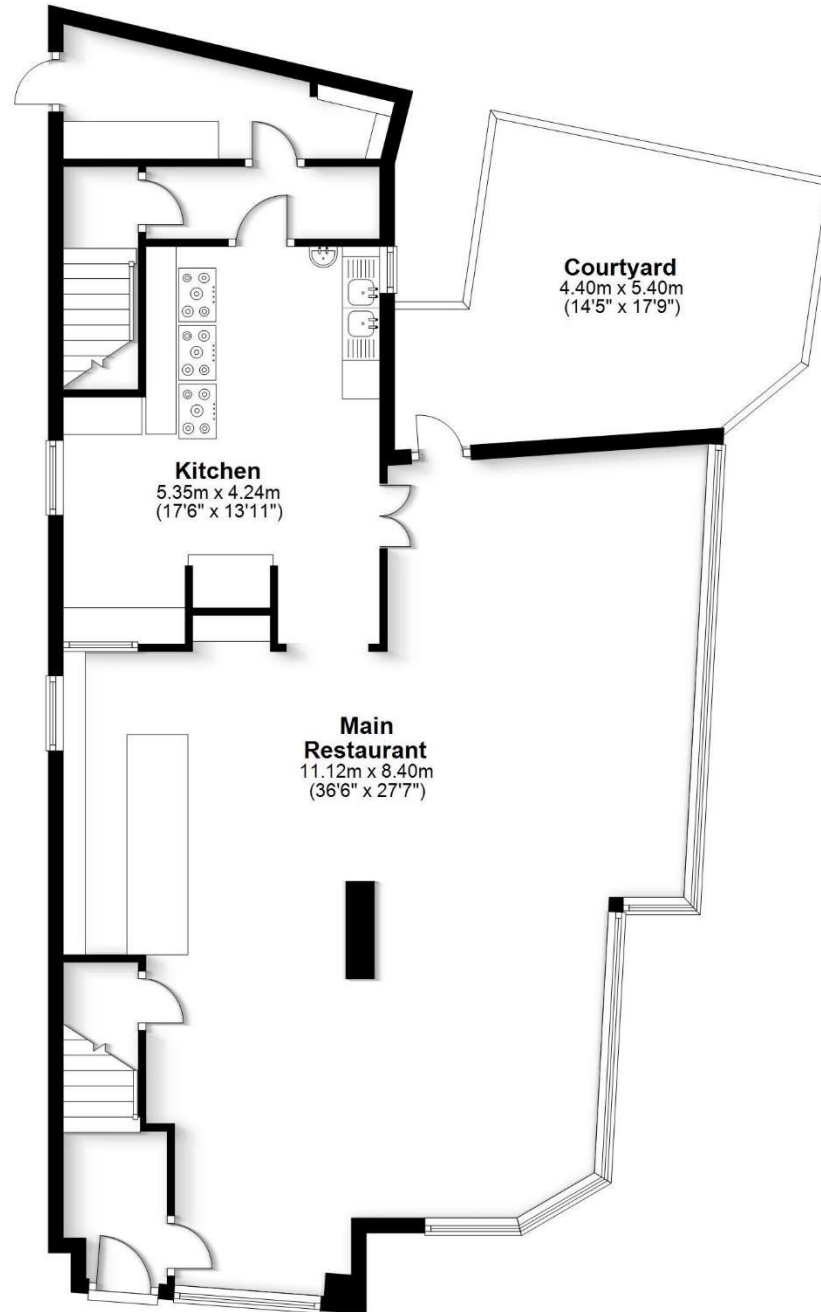
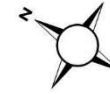
ACCOMMODATION

Net internal area

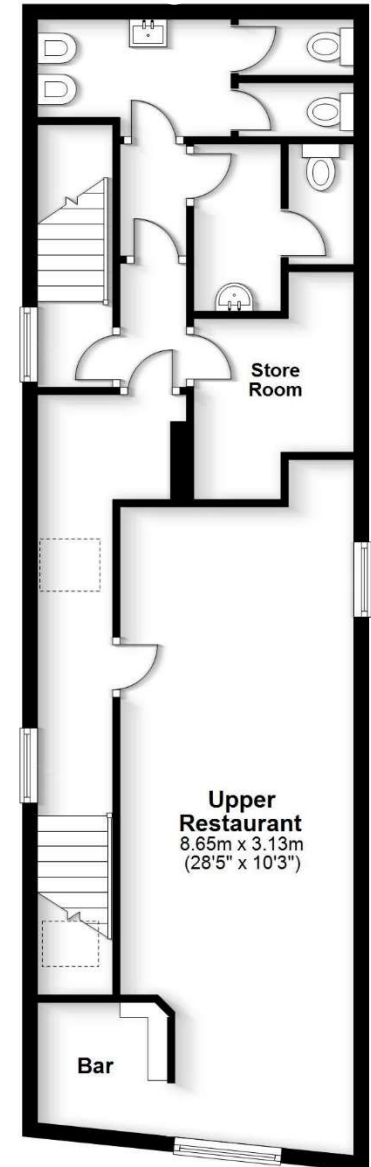
Sq ft Sq m

Total 1,273 118.26

Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - 2 - Unauthorised reproduction prohibited.
Plan produced using PlanUp.

AMENITIES

- ✓ Prominent corner position
- ✓ Walking distance from the Town Centre and Station
- ✓ No VAT payable on the purchase price
- ✓ Public car park to the rear

LOCATION

Situated on Church Street in part of the Conservation Area just off the High Street within easy walking distance of the shops and railway station. In Church Street and the surrounding area are a number of restaurants, pubs and shops with excellent facilities for staff. Rickmansworth Station has tube and main line rail connections to London Baker Street and Marylebone. Good road access to two junctions of the M25 and thereby the whole motorway network.

DESCRIPTION

The detached building occupies a prominent corner position on Church Street in Rickmansworth. The property is arranged over ground and first floors with kitchen and WC facilities, and is currently being used as a restaurant. It is also potentially suitable for alternative uses falling within Class E Use. To the rear of the building is a public car park on Talbot Road comprising of 34 car parking spaces.

PRICE

£695,000 for the Freehold interest

RATES

Rateable value: £26,500. Rates payable 23/24: £13,223.50 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 purchase price.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PERRY HOLT

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