

# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

Prominent ground floor shop  
approximately 524 sq ft

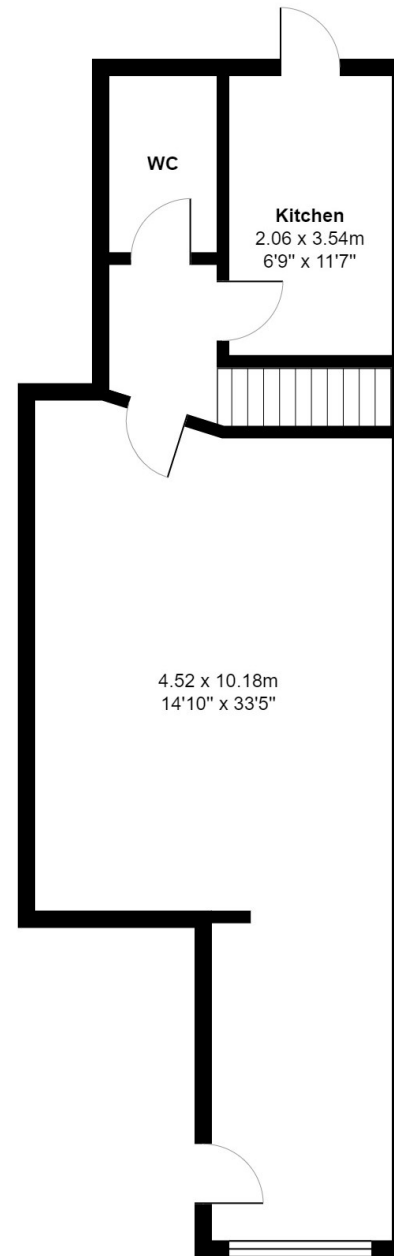
25 Station Road, Rickmansworth, WD3 1QP



## ACCOMMODATION

Approximate net internal area

	Sq ft	Sq m
Ground floor shop	524	48.68



All measurements are approximate.  
Please note this floor plan is for marketing purposes  
and is to be used as a guide only.  
All efforts have been made to ensure accuracy.

## AMENITIES

- ✓ Town Centre
- ✓ Walking distance to Rickmansworth Station
- ✓ Good passing trade
- ✓ Class E use

## LOCATION

The property is prominently located on Station Road in Rickmansworth Town Centre and is within walking distance of the train station providing both main line and metropolitan line services to London. Rickmansworth also enjoys good access to central London via the M25 (Junctions 17 and 18) and from there onto the national motorway system.

## VAT

We understand that VAT is not currently payable on the rent.

## DESCRIPTION

The property comprises ground floor shop with Class E use and a net internal area of approximately 524 sq ft with kitchen and WC facilities.

## TERMS

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

## RENT

£22,000 per annum exclusive

## EPC

Ground Floor – C74

## BUSINESS RATES

Rateable value: £15,250 Rates payable 23/24 £7,609.75. Interested parties should contact Three Rivers District Council – 01923 776611 to verify the rates payable.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

# PERRY HOLT

PROPERTY CONSULTANTS

FIRST FLOOR OFFICES 165-167 HIGH STREET  
RICKMANSWORTH HERTS WD3 1AY

perryholt.co.uk

**JOEL LOBATTO**

ASSOCIATE DIRECTOR

07786 928311

01923 239080

joel@perryholt.co.uk

**BEN HOWARD**

ASSOCIATE DIRECTOR

07527 709064

01923 239080

ben@perryholt.co.uk