

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Former nursery premises

High Street, Rickmansworth, WD3 1EH

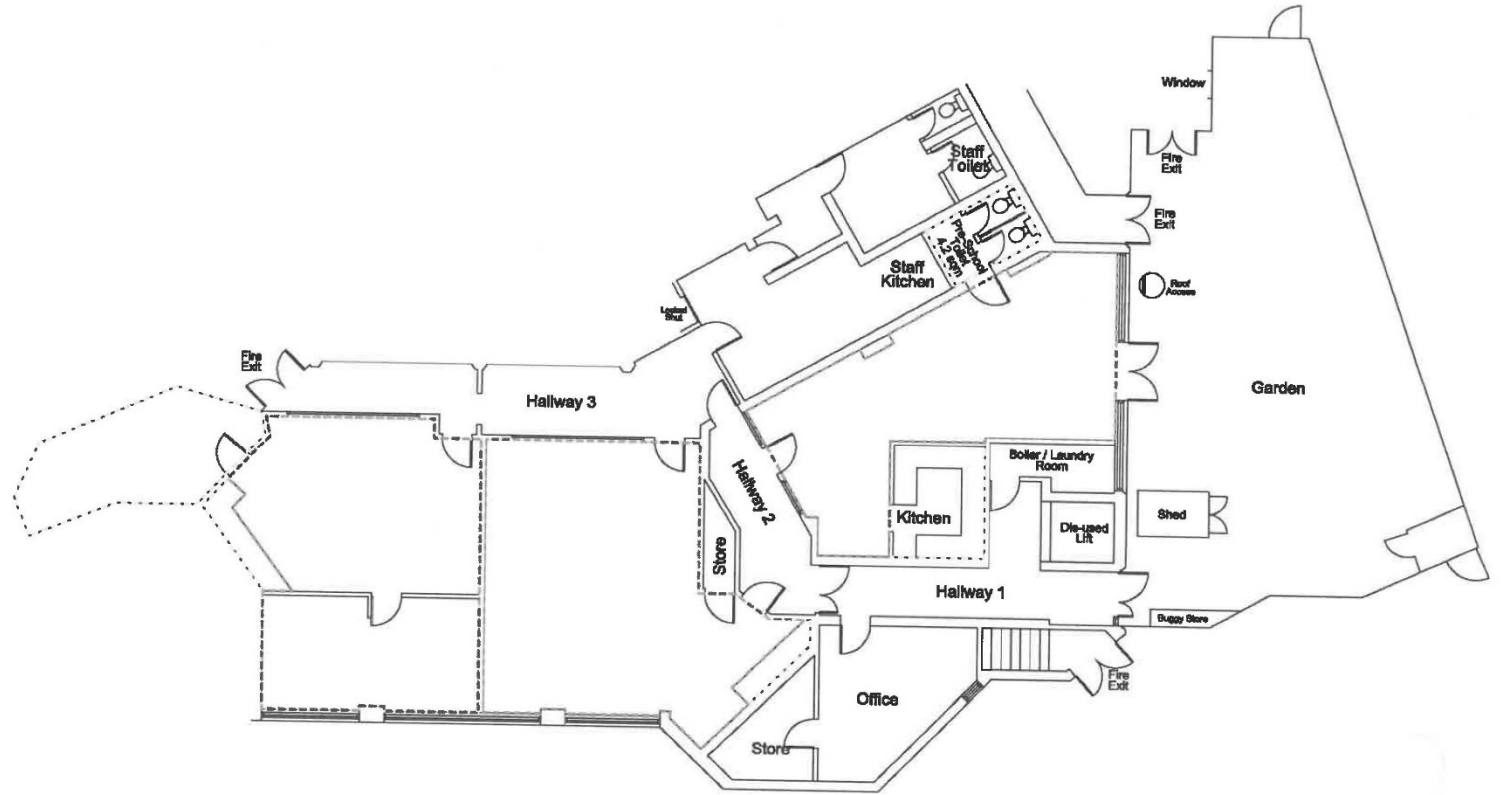


ACCOMMODATION

Sq ft Sq m

Net internal area

Total 2,191 203.55



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

- ✓ High Street Location
- ✓ Large secure outdoor space
- ✓ Former nursery premises
- ✓ Kitchen facilities

LOCATION

Rickmansworth is a popular and affluent suburb, approximately 17 miles north west of central London. The subject property is situated in the town centre on the High Street. Surrounding occupiers include a mixture of specialist local restaurant and retail operators. 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

Formerly operated nursery over ground floor of approximately 2,191 sq ft with 650 sq ft outdoor space. The property is configured as multiple rooms which can be used in various ways, fully functioning kitchen, two WC's and kitchenette.

TERM

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

RENT

£46,000 per annum exclusive

RATES

Rateable value: £41,250. Rates payable 23/24 £20,583.75. Rates payable should be verified with Three Rivers District Council – 01923 776611

VAT

We understand that VAT is payable on the rent

LEGAL COSTS

Each party to be responsible for their own legal costs.

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