

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE / TO LET

Former banking premises

6/8, Church Street, Rickmansworth, WD3 1BT

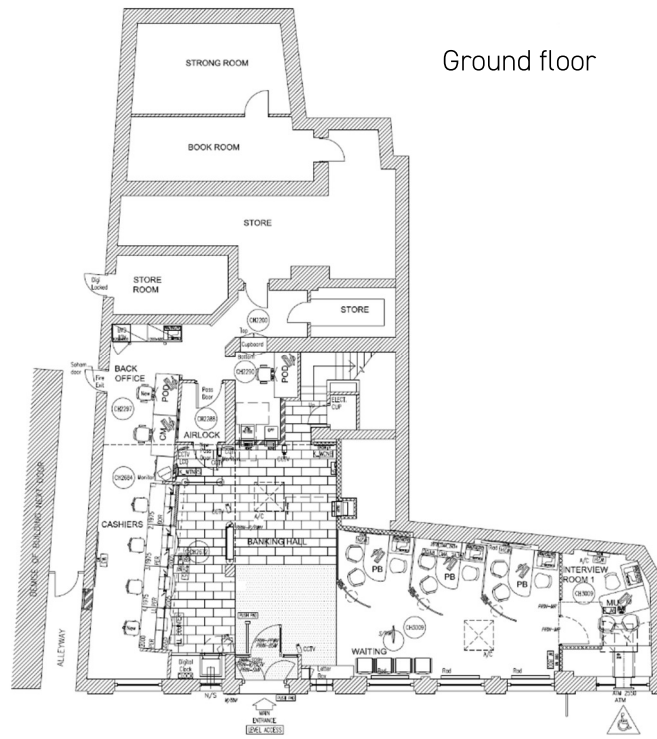


ACCOMMODATION

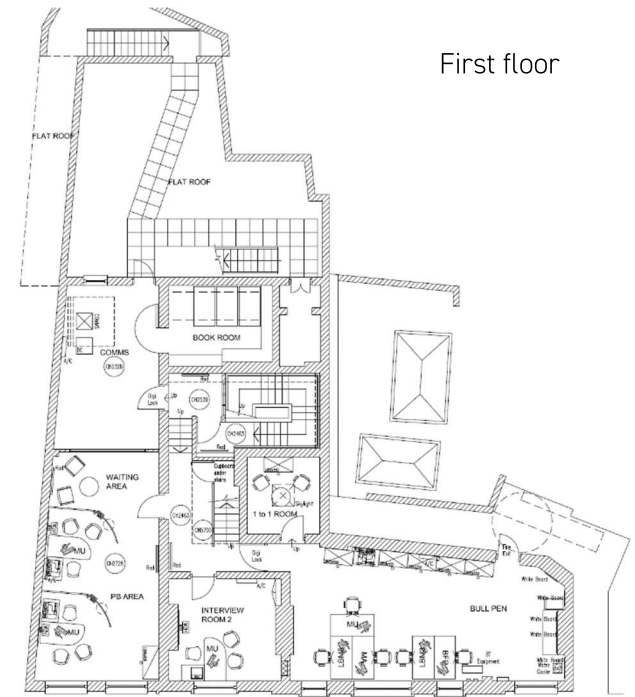
	Sq ft	Sq m
Ground floor	2,284	212.19
First floor	1,377	127.93
Second floor	852	79.15
Total	4,513	419.27

NB. The total gross internal floor area is understood to be approximately 5,501 sq ft / 511.06 sq m

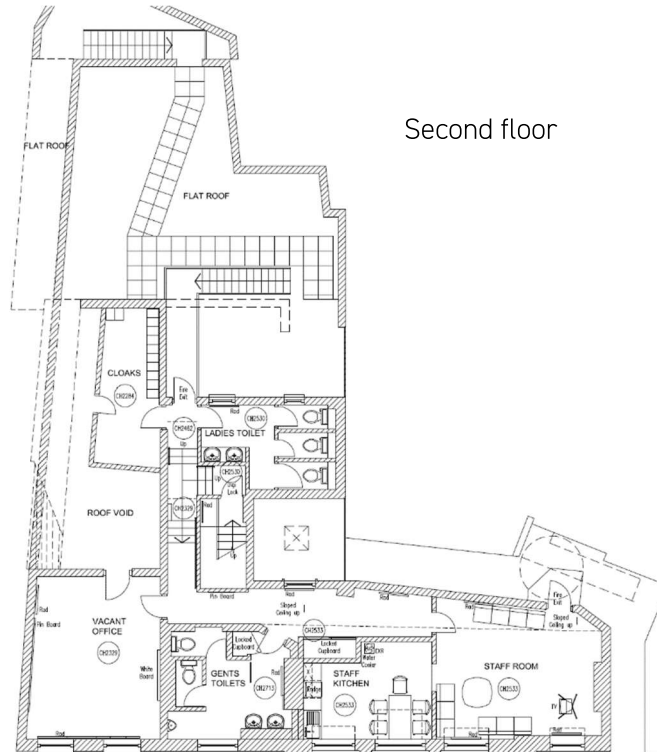
Ground floor



First floor



Second floor



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

- ✓ Attractive period property
- ✓ Extensive frontage
- ✓ Affluent town centre location
- ✓ Possible restaurant or other alternative use, STP

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 Church Street, close to it's intersection with High Street. Surrounding occupiers include a Savills estate agency office, and mixture of specialist local restaurant and retail operators, such as the award winning Cinnamon Square bakery. See attached Goad extract for further info.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

Previously a Barclays Bank, the premises comprise an attractive period property set out over ground, first and second floor levels. The ground floor former banking hall is largely open plan, with stores and strong rooms to the rear. The upper parts provide various offices, staff and WC facilities over the two levels. An alley to the side of the premises gives independent access to the upper parts via a small rear yard.

PRICE

£1,600,000 for the Freehold interest with vacant possession

TERM

A new FRI lease to be granted for a term to be agreed, with appropriate rent reviews. Our clients may consider a letting of part, further details on request.

RENT

£60,000 per annum exclusive

RATES

Rateable value: £55,000. Rates payable 23/24 £28,160. Rates payable should be verified with Three Rivers District Council – 01923 776611

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