

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Town centre retail unit

7-9 Church Street, Rickmansworth, WD3 1BX



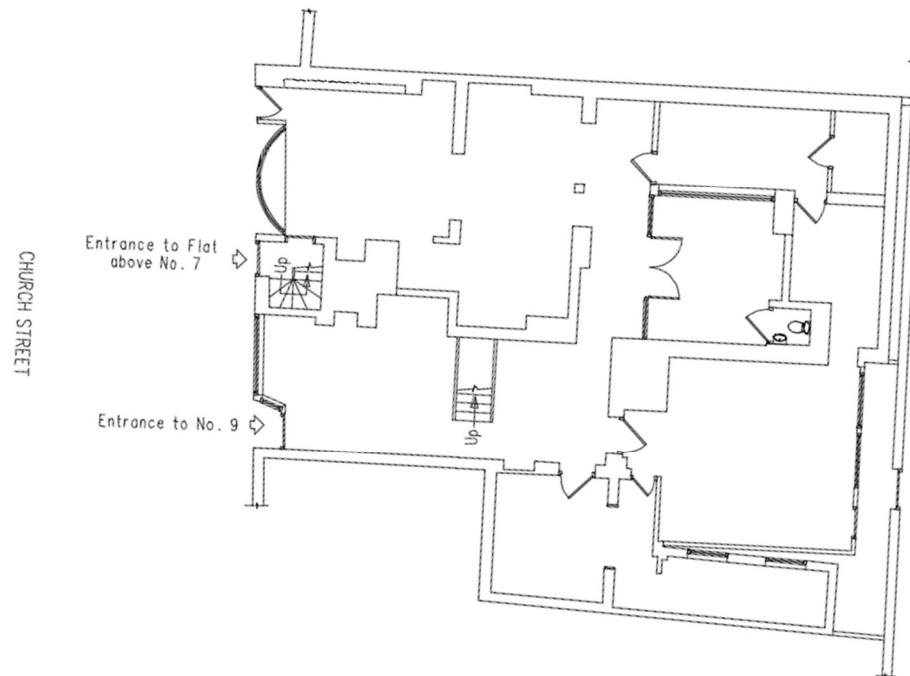
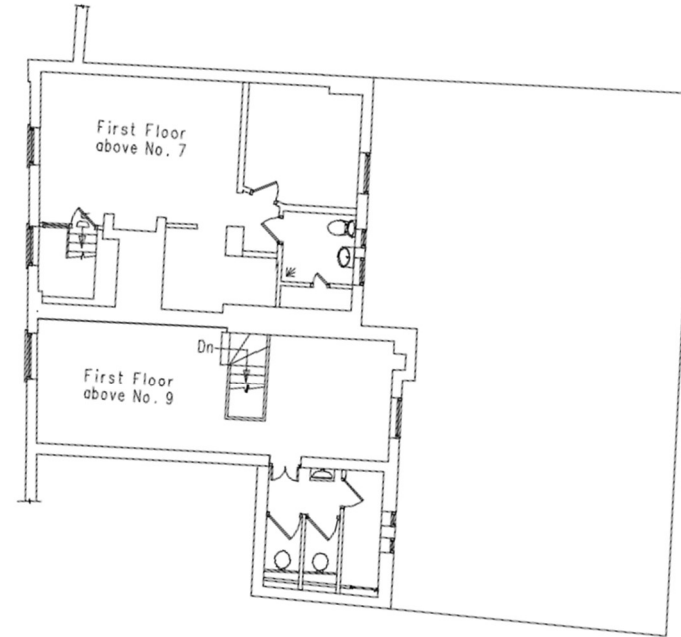
ACCOMMODATION

Commercial:

1,911 sq ft (177.5 sq m)

Residential:

453 sq ft (42.08 sq m)



AMENITIES

- ✓ High footfall location
- ✓ Living accommodation offered with premises
- ✓ Courtyard area
- ✓ Double frontage

LOCATION

Rickmansworth is a popular and affluent suburb, approximately 17 miles northwest of central London. The subject property is situated in the town centre on Church Street, close to its intersection with High Street. Surrounding occupiers include Savills Estate Agents, award winning Cinnamon Square Bakery, Iceland, Coral Bookmakers and a mixture of local restaurant and retail operators.

VAT

We understand that VAT is not payable on the rent.

DESCRIPTION

Comprising of two retail units which have been merged to one larger retail offering, 7-9 Church Street offers space which will suit many users with the benefit of living accommodation above. The ground floor offers a U shape retail floor space and is currently set up with two small bar areas in the central part. Wrapping around the back and side of the premises you will find storage, refrigeration areas and kitchen facilities. There is also a courtyard which offers modern W/C facilities. On the first floor on the left hand side of the building is a one bedroom self-contained apartment which can be separately accessed, with the right hand side first floor offering more commercial space with the W/Cs as well.

TERM

A new lease for a term to be agreed with the Landlord.

RENT

£55,000 per annum exclusive for the whole building.

Alternatively, the commercial and residential elements are available separately.

RATES

Rateable value: £33,500 Rates payable: £16,716.50. Rates payable should be verified with Three Rivers Council.

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