

# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

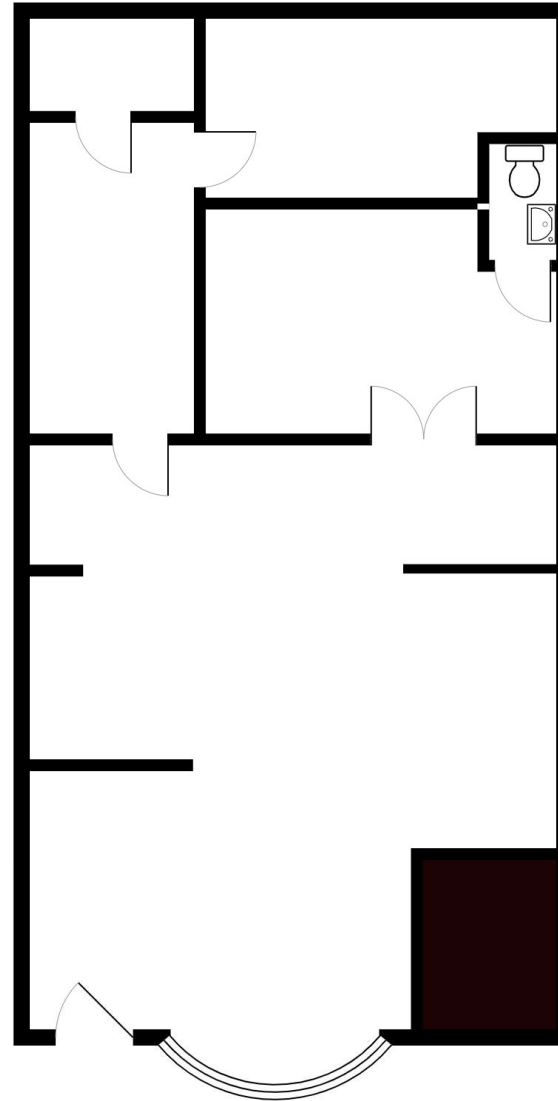
## Town centre retail unit

7 Church Street, Rickmansworth, WD3 1BX



ACCOMMODATION

862 sq ft (80.08 sq m)



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 footfall location
- ✓ Courtyard area
- ✓ Ground floor retail unit
- ✓ Character property

## 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

Ground floor retail unit offering 330sqft of main retail space, with preparation room, cold store and space for a kitchen towards to the back. There is also an open courtyard which leads to W/C facilities. Within the current layout is a bar area which naturally compliments the main floor space.

## TERM

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

## RENT

£22,000 per annum exclusive.

## RATES

Rates to be reassessed. Rates payable should be verified with Three Rivers Council.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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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