

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Rare office freehold with parking

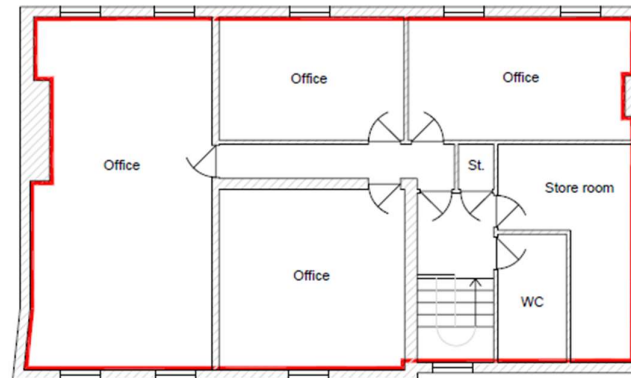
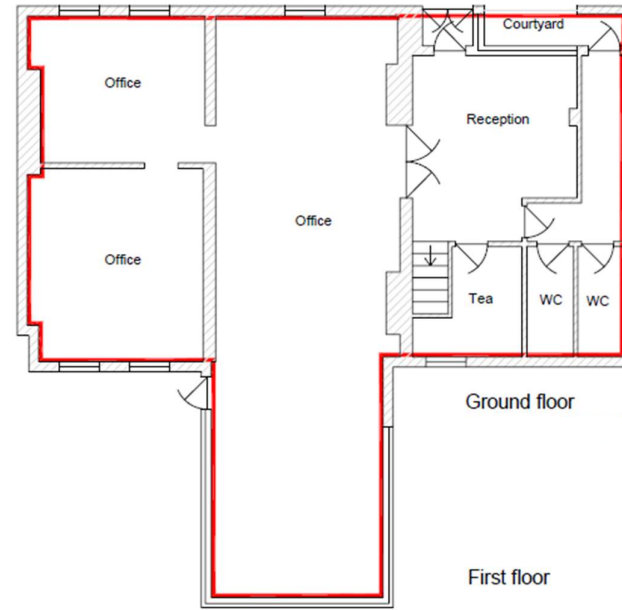
30-32 Church Street, Rickmansworth, WD3 1DJ



ACCOMMODATION NIA

	Sq ft	Sq m
30 Church St	1,894	175.96
32 Church St	2,379	221.01
Total	4,273	396.97

Floorplan for No.32 (vacant)



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

- ✓ Parking for circa 12 cars
- ✓ Part vacant, part income producing
- ✓ Air conditioning throughout No.32
- ✓ Town centre location

LOCATION

Located on Church Street, Rickmansworth the buildings are situated a short walk to the High Street which offers retailers such as Marks and Spencer, Starbucks, Greggs to name a few. Rickmansworth is a popular and affluent suburb which is on the metropolitan line with access into Baker Street and the station is only a 10 minute walk away. By road, the building is located 2.3 miles from Junction 18 of the M25.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

30-32 Church Street comprises of two adjoining buildings with No. 30 being income producing and No.32 being vacant. No.30 measures to be approximately 1,894 sq ft NIA and has three commercial tenants in situ, generating £49,630 per annum exclusive (contact the sales agents for tenancy schedule). There is also parking to the rear for 7 cars which is accessed off Bury Lane. No.32 is vacant measuring to be approximately 2,379 sq ft NIA and offers multiple rooms with the benefit of air conditioning. To the rear is a courtyard which offers outdoor seating area plus parking for 4-5 cars, which is accessed via the car park of No.30. There is room for more parking spaces if the patio area of the courtyard was removed. Both buildings are in good condition throughout.

PRICE

£1,850,000 for the Freehold interest

VAT

We understand there is not VAT on the purchase.



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