

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

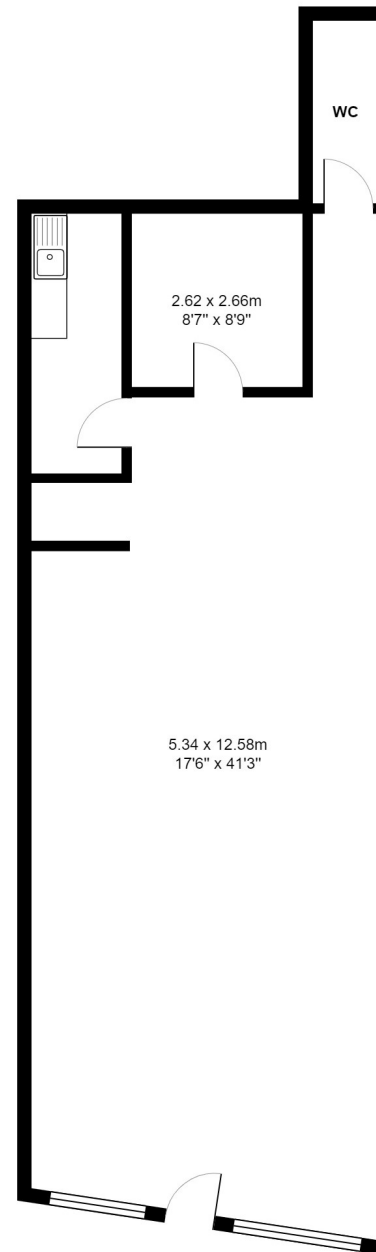
DUE TO RELOCATION

12 Lower Road, Chorleywood, Hertfordshire, WD3 5LH



ACCOMMODATION

Total 888 sq ft 82.5 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

- ✓ Prominent location
- ✓ Glazed frontage
- ✓ Partitioned office
- ✓ LED lighting

LOCATION

Situated in Lower Road, Chorleywood, close to Chorleywood Underground Station on the Metropolitan and Chiltern Line with swift access to London Baker Street, Marylebone etc.

Easy access to the M25 at Junction 18 and from there the whole motorway system of the south-east.

There are busy parades of shops on either side of Lower Road which include a variety of occupiers giving a good mix of trades to attract shoppers.

DESCRIPTION

The property comprises a ground floor retail unit which was fitted out by the current tenant, benefitting from a kitchen and WC facilities.

TERM

Assignment of the current 10 year lease which commenced in May 2023 with a tenant only break option and rent review in May 2028.

RENT

The current passing rent is £25,500 per annum exclusive

RATES

Rateable value: £18,500. Rates payable 24/25 £9,231.50. Interested parties should contact Three Rivers District Council – 01923 776611 to verify the rates payable.

VAT

We understand that VAT is not payable on the rent.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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