

# PERRY HOLT

PROPERTY CONSULTANTS

## TO LET

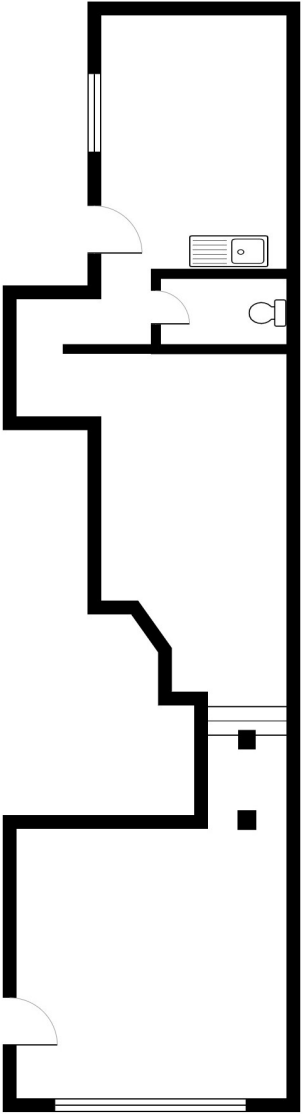
Town centre retail unit

72a High Street, Rickmansworth, Hertfordshire, WD3 1AJ



ACCOMMODATION

	Sq ft	Sq m
Total	539	50.07



All measurements are approximate.  
Please note this floor plan is for marketing purposes and is to be used as a guid  
All efforts have been made to ensure accuracy.

## AMENITIES

- ✓ Walking distance to Rickmansworth Train Station
- ✓ Glazed frontage
- ✓ High footfall
- ✓ WC facilities

## LOCATION

The property is prominently located on the High Street in Rickmansworth an affluent commuter town and close to a number of restaurants, pubs and shops such as Starbucks, Holland & Barrett, Café Nero and Boots along with Waitrose and Marks & Spencer supermarkets. Rickmansworth Tube and Mainline Station is within short walking distance giving swift connection to London Baker Street and Marylebone. Easy road access to junctions 17 and 18 of the M25 and thereby to the whole motorway network.

## DESCRIPTION

Niche High Street retail premises available! Prominently located ground floor lock up shop, with glazed frontage and WC to the rear. Comprising of a main retail area which then leads to a secondary showroom section. To the rear is another room suitable for an office and where the kitchen is located.

## TERM

A new lease to be granted for a term to be agreed, with appropriate rent reviews.

## RENT

£23,000 per annum exclusive

## RATES

Rateable value: £15,500. Rates payable 23/24 £7,734.50. Interested parties should contact Three Rivers District Council to verify the rates payable.

## VAT

We understand that VAT is not currently payable on the rent.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

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