

# PERRY HOLT

PROPERTY CONSULTANTS

# TO LET

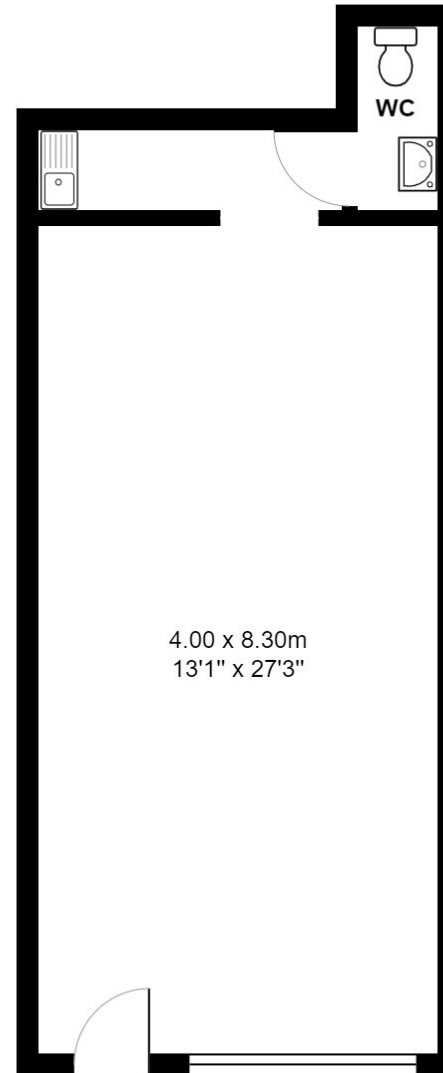
## Town centre retail unit

126 High Street, Rickmansworth, Hertfordshire, WD3 1AB



ACCOMMODATION

	Sq ft	Sq m
Total	377	35.02



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

- ✓ 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. The shop can be opened up completely without any structural works required.

## TERM

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

## RENT

£26,000 per annum exclusive

## RATES

Rateable value: £15,000. Rates payable 23/24 £7,485. Interested parties should contact Three Rivers District Council – 01923 776611 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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