

VDBM

Chartered Surveyors

30A Green Lane
Northwood
Middlesex
HA6 2QB

Tel: 01923 845222

Email: property@vdbm.co.uk

Web: www.vdbm.co.uk

- Commercial Agency
- Acquisitions
- Property Management
- Property Investment
- Rent Reviews
- Lease Renewals
- Rating Appeals
- Valuations
- Dilapidations
- Building Repairs
- Compulsory Purchase
- Consultancy
- Regulated by RICS
- Registered Valuers

FOR SALE

“The Hour House” 32 High Street, Rickmansworth WD3 1ER



GRADE II LISTED BUILDING
IN COMMERCIAL (OFFICE) USE

GUIDE PRICE £550,000
Freehold with Vacant Possession

The Hour House, 32 High Street, Rickmansworth, Hertfordshire WD3 1ER

- DETACHED GEORGIAN PROPERTY
- TO LET ON TERMS TO BE AGREED
- EXCELLENT LOCATION CLOSE TO TOWN CENTRE
- 6 ROOMS & 2 WCS
- TWO PARKING SPACES AT REAR
- RATEABLE VALUE £10,000

LOCATION:

The property is located in an excellent position in Rickmansworth High Street, to the East of the town centre with a public car park diagonally opposite and just two minutes' walk from the multiple shopping centre. Rickmansworth Station is less than 10 minutes' walk and has fast and frequent trains to London and the City, as well as the Chilterns. The M25 motorway is easily accessible at both Junctions 17 & 18.

DESCRIPTION:

The property comprises a detached two-storey house of great charm and character. It has been used as professional offices for many years and is now available due to the retirement of the present owners. The building dates in part from the early to mid 1700s and has Grade II Listed Building status. The official description on the **Historic England** Register:

"House, now offices. Early to mid C18. Red brick with some timber framing to rear. Tiled roof. 3 bays. 2 storeys. Central entrance in brick arched headed surround to door with moulded architrave. Flanking 16 pane sashes in reveals, flat arched heads. First floor central blind window with sundial. Flanking 16 pane sashes with slightly cambered heads. Right gable end extruded stack with one offset, blocked window towards front. Wing to rear left with large stack, exposed timber frame on first floor, whitewashed brick ground floor. C20 casements. Broad gable. Clapsed purlin roof. Later 2 storey gabled wing to rear right. Interior not inspected. Listing NGR: TQ0620194482"

The property is presented in good decorative order and is ready for immediate occupation. It is ideal for continued professional use by accountants, solicitors, estate agents, surveyors, etc. There are three rooms and WC on each floor. There are two car parking spaces at the rear.

ACCOMMODATION:

On the Ground Floor:

Central Entrance Hall with well-lit staircase set back to rear. Understairs cupboard housing gas fired central heating boiler.

Room 1 (Front) 11'11 x 9'7

Room 2 (Front) 11'10 x 10'9

Room 3 (Back) 10'3 x 8'3 max Door to rear access

WC facilities

The Hour House, 32 High Street, Rickmansworth, Hertfordshire WD3 1ER

Wide staircase to First Floor:

Central Landing, spacious and bright providing access to each room.

Room 4 (Front) 12'9 x 11'9 max

Room 5 (Front) 11'11 x 11'6 max

Room 6 (Back) 11'10 x 8'3 max

Small Kitchenette

WC facilities

TERMS

The Property is available on Full Repairing & Insuring Terms for a period of up to 5 years. Exact terms to be agreed.

LEGAL COSTS

Incoming tenant to bear the landlord's reasonable legal costs

BUSINESS RATES

The Rateable Value is £10,000. If the occupier can declare this to be their only business premises, then Small Business Rates Relief will apply and no Rates would be payable. Potential occupiers should make their own enquiries of the Local Authority, Three Rivers District Council.

EPC

An Energy performance Certificate (EPC) is available upon request. The property has an Asset Rating of D (94).

SUMMARY

This is a truly charming building in an excellent location, in this very sought-after town. It would lend itself to a range of professional office uses or potentially other suitable uses, subject to planning permission.

VIEWING

Strictly by appointment with Sole Agents VDBM, Chartered Surveyors – Tel: 01923 845222

Email: Property@vdbm.co.uk