

VDBM

Chartered Surveyors

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62 HIGH STREET, RICKMANSWORTH, WD3 1AJ

£900,000

**FREEHOLD FOR SALE WITH PLANNING
FOR 2 FLATS
RICKMANSWORTH TOWN CENTRE
PRICE £900,000 (NO VAT)**

LOCATION

The premises are located in the heart of Rickmansworth Town Centre within easy walking distance to its varied shopping and eating facilities.

DESCRIPTION

Former Clarks Shoe Makers premises suitable for a variety of purposes subject to consents.

Our client obtained planning consent for 2 flats located at first floor and at the rear and change of shop front giving front access to the residential.

Approval notices and links to drawings:-

<https://www.dropbox.com/sh/etajk6jl2520ngi/AABVyTpHaR3occTpqbRxT5HNa?dl=0>

These are also available on the Local Authority website.

TERMS

Freehold with vacant possession

PRICE

£900,000

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £27,500

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of D (95).

VIEWING

Strictly by appointment through VDBM on 01923 845222.

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.