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PARKSIDE WORKS PARK ROAD RICKMANSWORTH WD3 1HU



- **FREEHOLD FOR SALE**
- **LETTING CONSIDERED**
- **9,038 SQ FT (840 SQM) OF EXISTING BUILDINGS**
- **DEVELOPMENT POTENTIAL FOR RESIDENTIAL OR OTHER USES (STPP)**

LOCATION

The Property is located close to Rickmansworth town centre, with a wide range of shops, cafes and restaurants, Metropolitan/Chiltern Line Station is within a few minutes walk. It also has excellent access by road to M25 at Junction 18 and from there to the M1 and M40.

DESCRIPTION

Rare opportunity to acquire a Freehold industrial site used as a print works for many years. Site total approximately 0.25 acres. The buildings are as follows:

Ground Floor	5,941 sq ft
1st Floor	3,097 sq ft
<hr/>	
Total	9,038 sq ft

On site parking which could be increased if some buildings were to be removed.

PLANNING

The site has potential for change of use or redevelopment subject to planning.

RATEABLE VALUE

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

Workshop and premises	RV £26,500
Rates Payable	£12,974

Interested parties are advised to make their own enquiries.

EPC

Energy Performance Certificate (EPC) available upon request. The property has asset rating of E/104

PRICE

Guide Price of £2.5M (No VAT) on an unconditional base.

Alternatively, our client will sell the site subject to planning. They are in the process of applying for 25 flats. Price £3.5M.

Our clients are looking for unconditional or conditional offers.

Our clients will consider letting the Property for £75,000 per annum exclusive.

VIEWING

Strictly by appointment through VDBM on 01923 845222





THIS IS A PRINT OF THE VIEW OF THE REGISTER OBTAINED FROM HM LAND REGISTRY SHOWING THE ENTRIES SUBSISTING IN THE REGISTER ON 6 SEP 2021 AT 16:50:40. BUT PLEASE NOTE THAT THIS REGISTER VIEW IS NOT ADMISSIBLE IN A COURT IN THE SAME WAY AS AN OFFICIAL COPY WITHIN THE MEANING OF S.67 LAND REGISTRATION ACT 2002. UNLIKE AN OFFICIAL COPY, IT MAY NOT ENTITLE A PERSON TO BE INDEMNIFIED BY THE REGISTRAR IF HE OR SHE SUFFERS LOSS BY REASON OF A MISTAKE CONTAINED WITHIN IT. THE ENTRIES SHOWN DO NOT TAKE ACCOUNT OF ANY APPLICATIONS PENDING IN HM LAND REGISTRY. FOR SEARCH PURPOSES THE ABOVE DATE SHOULD BE USED AS THE SEARCH FROM DATE.

THIS TITLE IS DEALT WITH BY HM LAND REGISTRY, LEICESTER OFFICE.

TITLE NUMBER: HD71146

There is/are applications(s) pending against this title.

A: Property Register

This register describes the land and estate comprised in the title.

HERTFORDSHIRE : THREE RIVERS

- 1 (23.12.1971) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being Parkside Works, Park Road, Rickmansworth (WD3 1HU).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (29.01.2009) PROPRIETOR: ROY ARTHUR FRASER and DOREEN FRASER of 1 Inveravon, Christchurch, Dorset BH23 3NU.
- 2 (29.01.2009) RESTRICTION: No disposition by a sole proprietor of the registered estate (except a trust corporation) under which capital money arises is to be registered unless authorised by an order of the court.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A Conveyance of the land in this title and other land dated 30 August 1897 made between (1) The Right Reverend Randall Thomas Lord Bishop of Winchester and Others (2) Harvey Winson Fellows (3) Robert Bruce Fellows and The Reverend Edward Thomas Fellows (4) Edmond Henry Wodehouse and Frederick Gronow Oliver (5) Salter and Company Limited and (6) Stephen Beeson (Purchaser) contains the following covenants:-

AND the Purchaser doth hereby for himself his heirs executors and administrators covenant with the parties hereto of the first five parts respectively and also as a separate covenant with each of them severally That the Purchaser his heirs executors administrators and assigns shall and will within six calendar months from the date of these presents erect and for ever thereafter maintain an oak fence or other substantial boundary of the height of six feet on those sides of the piece or parcel of land hereby conveyed which are marked "T" on the said plan AND further that no messuage or other building or erection to be erected on any part of the said piece or parcel of land within one hundred feet of the road to Watford shewn on the said plan shall be used otherwise than do and for a private dwellinghouse only or as a Coach-house or stable or other outbuilding appurtenant to the same.

C: Charges Register continued

NOTE: The north western boundary of the land in this title is marked 'T' and the road referred to is Park Road.

- 2 A Conveyance of the land tinted pink, tinted blue and tinted yellow on the filed plan and other land dated 23 March 1915 made between (1) Mary Beeson and Others (Executors) (2) George Stephen Beeson and Others (Vendors) and (3) Thomas Critchfield Galley (Purchaser) contains the following covenants:-

"AND the Purchaser for himself his heirs and assigns owners and occupiers for the time being of the said factory or workshop hereby covenants with the Executors and the Vendors their heirs and assigns owners and occupiers for the time being of the said adjoining premises that the Purchaser and the owner and occupiers for the time being of the said factory or workshop will at all times hereafter maintain and cause to be maintained obscured glass in the windows for the time being on the south side of the said factory or workshop."

NOTE: The factory or workshop referred to was described in the said Conveyance as being that then standing on the Purchaser's adjoining land.

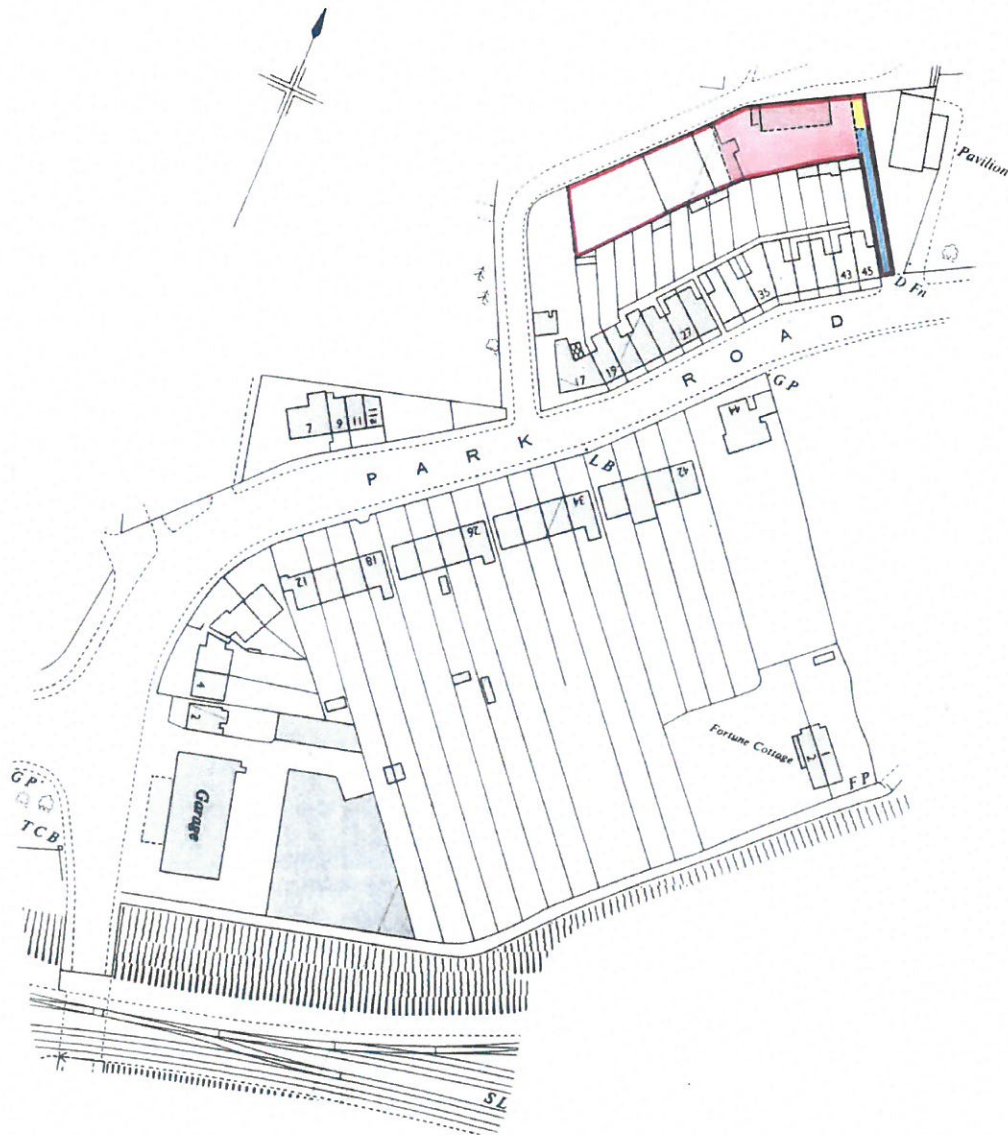
- 3 Such parts of the land in the title as are affected thereby are subject to the rights to lay and maintain a sewer granted by an Agreement under seal dated 31 January 1924 made between (1) The Trustees of the Rickmansworth Cricket and Sports Club and (2) Thomas Critchfield Galley.

NOTE: Copy filed.

- 4 The land tinted blue on the filed plan is subject to a right of way for the benefit of land adjoining the eastern boundary of the land in this title and the land tinted blue and tinted yellow on the filed plan is subject to the right to use the manhole near the southern end thereof and the gas and water service pipes laid under the said land with the right to maintain and repair the same for the benefit of such adjoining land.

End of register

H.M. LAND REGISTRY		TITLE NUMBER	
		HD71146	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	HERTFORDSHIRE		TQ 0694
			SECTION
			B
Scale:	THREE RIVERS DISTRICT RICKMANSWORTH		© Crown Copyright 1969.



This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 06 September 2021 at 16:50:40. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Leicester Office.

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