

VDBM

Chartered Surveyors

30A Green Lane
Northwood
Middlesex
HA6 2QB

Tel: 01923 845222

Email: property@vdbm.co.uk

Web: www.vdbm.co.uk

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52 HIGH STREET RICKMANSWORTH, WD3 1AJ



- **PROMINENT UNIT TO LET**
- **GROUND FLOOR**
- **CLASS E USES**
- **NEW LEASE**
- **£29,500 PAX (NO VAT)**

LOCATION

Prominent corner location in the High Street adjoining Iceland. Rickmansworth Station is within a few minutes walk. Excellent access by road to M25. Multiples in the town nearby include Iceland, Waitrose, Marks & Spencer Food Store, WH Smith and Costa Coffee.

DESCRIPTION

The Property has an excellent visible return frontage to Northway which the landlord is about to improve by way of full height glazing panels.

The property is considered suitable for a variety of uses within Class E of the Use Classes Order 2020. Such uses would include medical surgery, education, retail or coffee shop use. (No take-aways).

ACCOMMODATION

Net internal floor area 620 sq ft
WC's
1 Parking Space

TERMS

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

RENT

£29,500 per annum exclusive (No VAT).

RATES

To be assessed but under current legislation it is unlikely that rates would be payable. This, however, will depend on the use.

LEGAL COSTS

The incoming tenant to bear the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request once the landlord has completed its works.

VIEWING

Strictly by appointment through VDBM on 01923 845222

**DRAFT DETAILS AWAITING
CLIENT APPROVAL**