

19 STATION ROAD RICKMANSWORTH, WD3 1QP



- **PRICE REDUCTION**
- **FREEHOLD FOR SALE**
- **FULLY LET**
- **TOWN CENTRE LOCATION**
- **IDEAL INVESTMENT**
- **GUIDE PRICE £395,000**

VDBM

Chartered Surveyors

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LOCATION

The property is situated in the centre of the busy town of Rickmansworth close to public car parks and Rickmansworth Metropolitan and Chiltern Line Station. Many multiple retailers are represented in Rickmansworth.

DESCRIPTION

Attractive freehold building comprising a small lock up shop and a modernised flat above with rear staircase.

ACCOMMODATION

Shop 162 sq ft
Staff WC

Flat: living room, kitchen and bathroom on first floor with bedroom above

TERMS

To be sold freehold subject to the existing leases.

SHOP

Let to K H Retail Group Ltd (by assignment) for a term ending 13.03.2027. Rent review in March 2022. Tenant break in March 2023. Rent £9,500 per annum exclusive on FRI terms.

FLAT

Let to an individual on AST terms until January 2021 at £875 pcm.

GUIDE PRICE

£395,000 (No VAT)

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of D (82) for the shop and C (71) for the flat.

VIEWING

Strictly by appointment through VDBM on 01923 845222

**DRAFT DETAILS AWAITING
CLIENT APPROVAL**