

# **19 STATION ROAD RICKMANSWORTH, WD3 1QP**

### 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



# 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

Staff WC

162 sq ft

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

# **TERMS**

Shop

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.

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

# 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

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.