

# VDBM

Chartered Surveyors

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1A GROVE ROAD, RICKMANSWORTH, WD3 8EB

£19,500 per annum exclusive

## LOCATION

The property is situated in a good prominent location along the A412 Uxbridge Road with junction 17 of the M25 nearby.

## DESCRIPTION

A self-contained single storey detached premises, previously trading as Country Pursuits, suitable for a variety of retail/office uses.

## ACCOMMODATION

The approximate net internal floor areas are as follows:-

Shop	700 sq ft
Store	230 sq ft
Kitchenette	
Total	930sq ft

## TERMS

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

## RENT

£19,500 per annum exclusive

## PROMINENT LOCATION

## SUITABLE FOR A VARIETY OF USES

## RENT £19,500 PAX

## NEW LEASE

## RATES

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

Rateable value £9,700  
Rates payable £4,700 (2022/2023)

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 Asset Rating is to be confirmed.

## 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.