



■ Key features

- Attractive, detached building
- Extensive parking
- Central town centre location
- Kitchen
- Ladies, gents and disabled WC's
- Full access raised floor (ground floor)

■ Description

The property is a very attractive and wholly self-contained building offering largely open plan accommodation over two levels.

The first floor is particularly light and airy and features attractive exposed roof trusses.

Of particular note is the large, private car park to the rear offering space for some 10 vehicles.

■ Accommodation

First Floor	1,362 Sq. ft	126.53 Sq. m
Ground Floor	1,382 Sq. ft	128.39 Sq. m
Total	2,744 Sq. ft	254.92 Sq. m

These floor areas are approximate and have been calculated on a net internal basis.

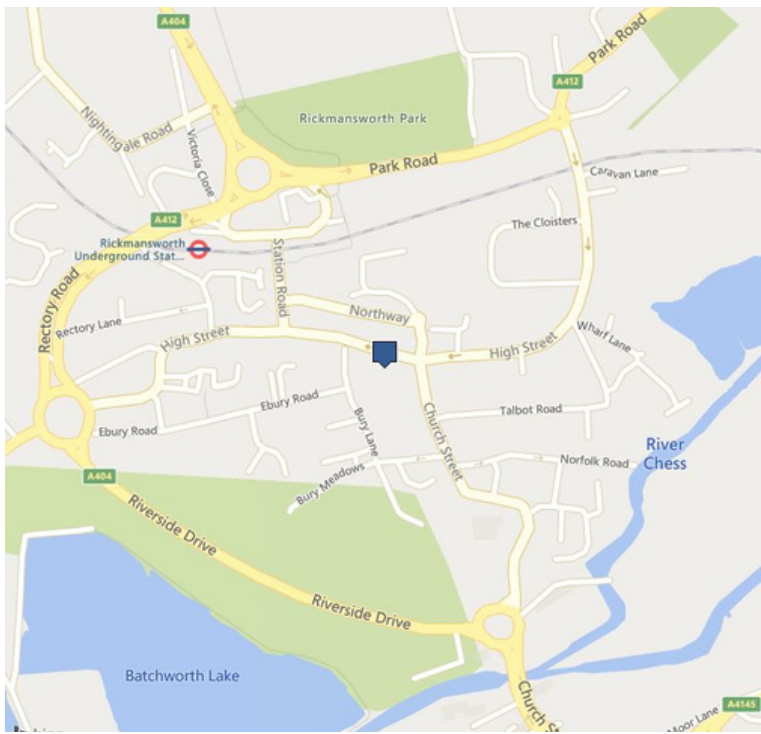
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Location

Rickmansworth is an established and popular town situated 20 miles north west of central London, with excellent access to the M25 (J17 and J18).

The Old Town Hall is situated in the heart of the town centre with direct pedestrian access from the High Street coupled with vehicle access to the rear from Bury Lane.

Rickmansworth station is just a few minutes walk from the property, where there are mainline connections to London Marylebone/Baker Street and Underground (Metropolitan line).

Tenure

The building is offered for sale freehold with full vacant possession upon completion.

Price

Offers are invited in the region of £1.15M.

Rates

According to the Valuation office website, the building has a rateable value of £37,250, resulting in a payable figure of approximately £18,625 per annum.

Interested parties should confirm annual rates payable by making enquiries with the Local Rating Authority (Three Rivers District Council 01923 727100).

EPC

To be assessed.

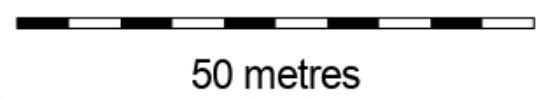
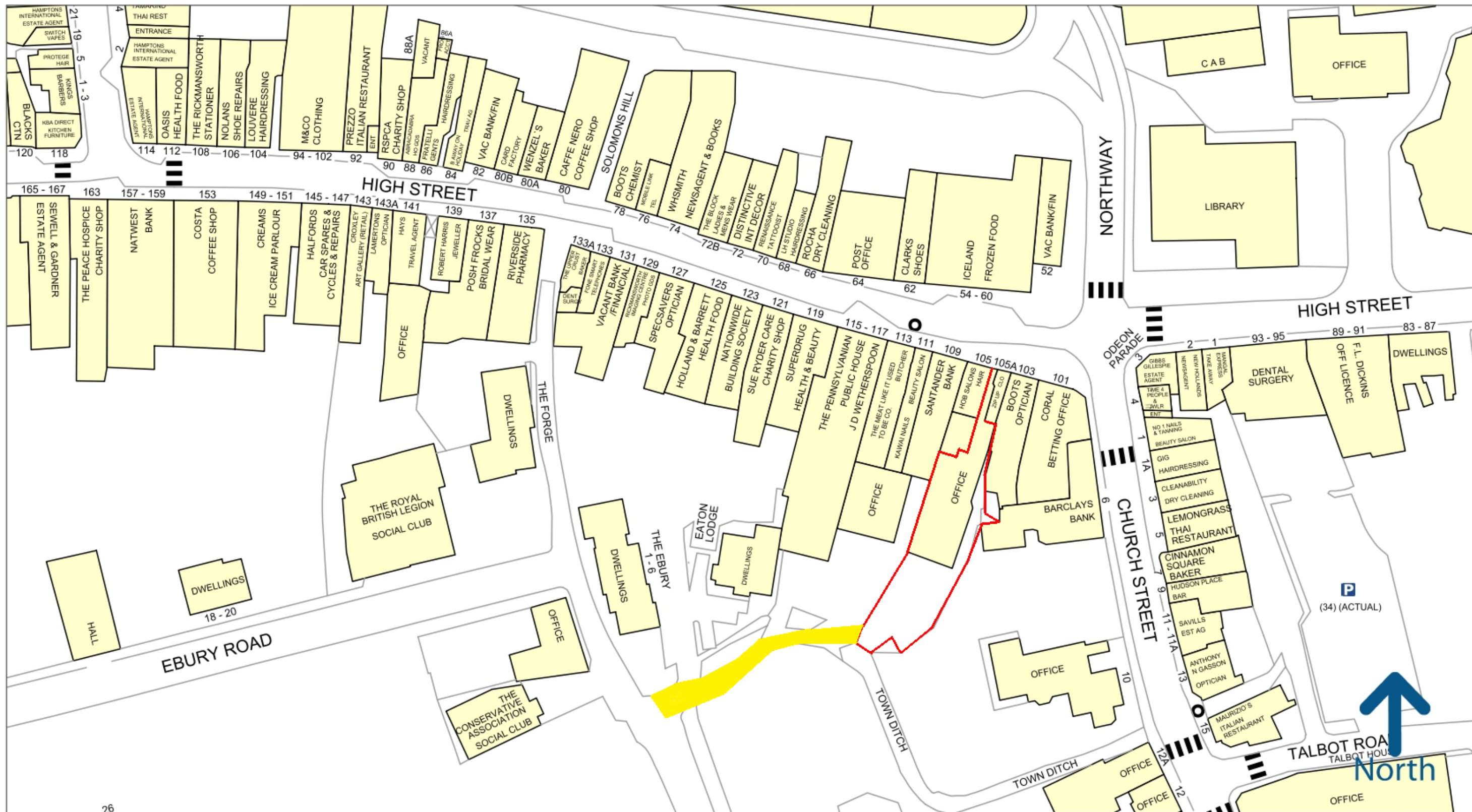
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Boundaries shown are indicative only

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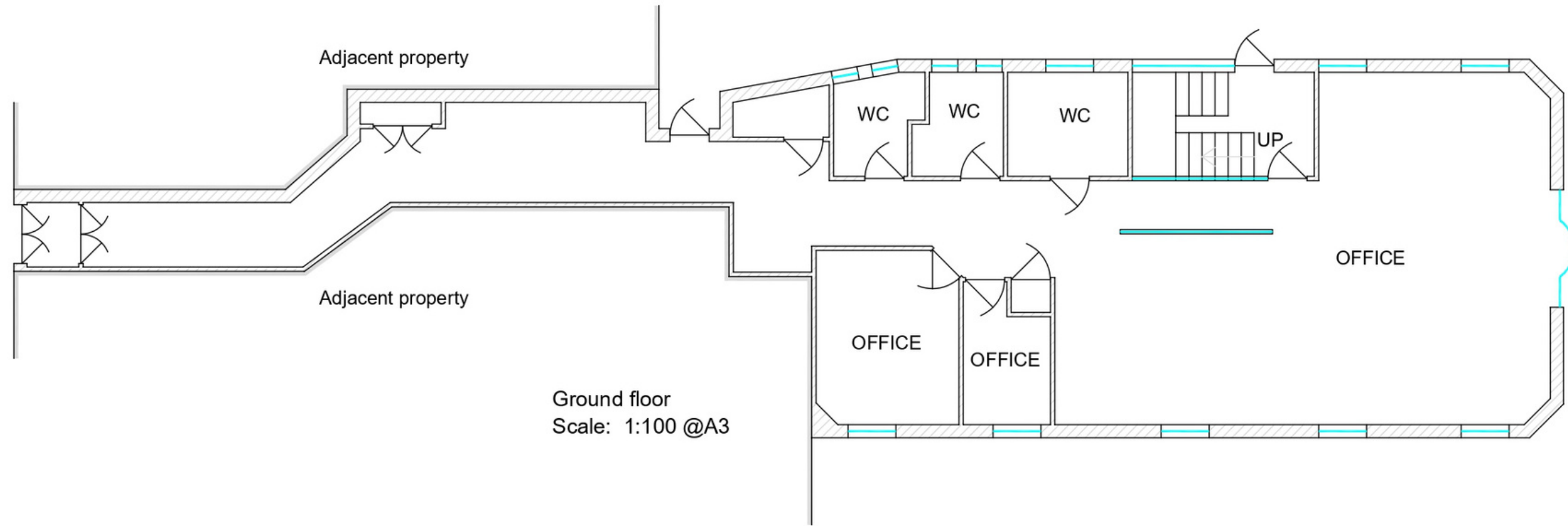


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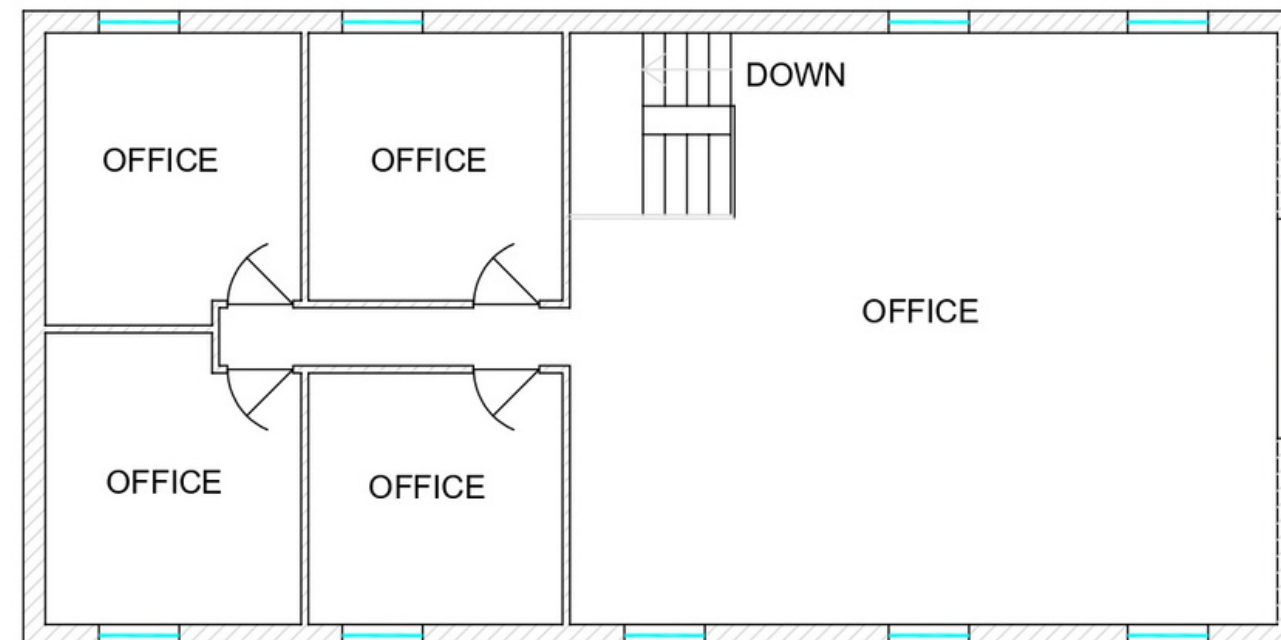
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FLOOR PLANS

Ground and First Floors
The Old Town Hall
105 High Street
Rickmansworth, WD3 1AN



Ground floor
Scale: 1:100 @A3



First floor
Scale: 1:100 @A3

