

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

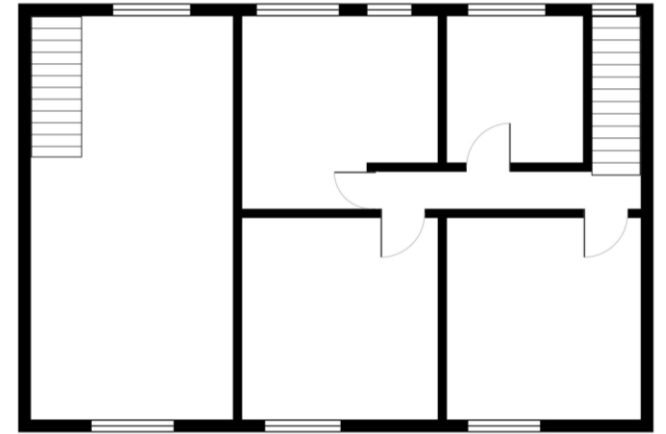
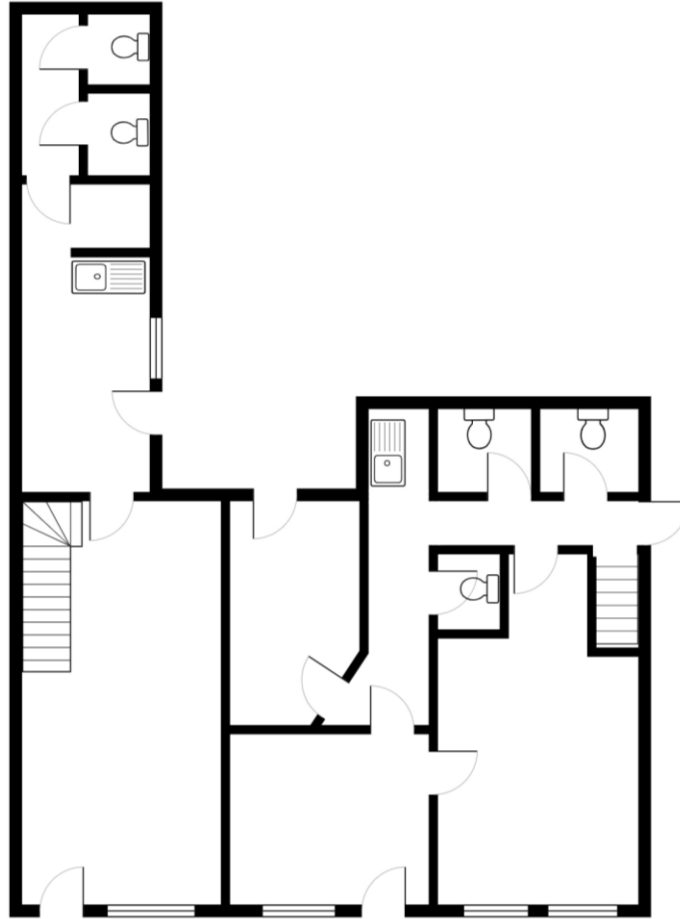
Office buildings with rear car park.
Suitable for other uses.

24-26 & 28 High Street, Rickmansworth, WD3 1ER



ACCOMMODATION

	Sq ft	Sq M
24-26 High Street	761	70.6
28 High Street	581	53.9
Overall Total	1,342	124.5



AMENITIES

- ✓ Offices arranged across two buildings
- ✓ Good parking facility
- ✓ Suitable for alternative uses
- ✓ Sold with vacant possession

LOCATION

Located on High Street, Rickmansworth the buildings are situated a short walk to the main High Street area and are located opposite a public car park. The main High Street offers retailers such as Marks and Spencer, Starbucks, Greggs and Boots to name a few. Rickmansworth is a popular and affluent suburb which is on the metropolitan line with access into Baker Street and the station is only a 10 minute walk away. By road, the building is located 2.3 miles from Junction 18 of the m25.

DESCRIPTION

24-28 High Street is a detached two storey office building with parking to the rear. 24-26 High Street has been merged to create one self contained building. The ground floor comprises of a reception area, large office/board room, storage cupboard, kitchenette and two W/C's. The top floor is comprised of four separate office suites. 28 High Street offers on the ground floor a large office area to the front and the rear area is demised as W/C's, kitchen and break out area. There is a small office area on the first floor. To the rear is parking for circa 10+ cars. The total net internal area for the buildings combined is 1,342sqft.

PRICE

£725,000 for the Freehold interest on an unconditional basis only.

RATES

Rateable value for 24-26 High Street, Rickmansworth is £20,250. Rateable value for 28 High Street, Rickmansworth is £15,000. For rates payable please contact Three Rivers District Council.

We understand that VAT is not payable on the sale price.

LEGAL COSTS

Each party to be responsible for their own legal costs

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