



PMCD RETAIL

SHOPS & RESTAURANTS

NEW INSTRUCTION



GROUND FLOOR CLASS E RETAIL PREMISES

TO LET

APPROX 708 sf (65.8 sm)

GROUND FLOOR, 125 UXBRIDGE ROAD, RICKMANSWORTH
WD3 7DN

- NEW LEASE AVAILABLE
- STREET PARKING INFRONT
- MAY SUIT A RANGE OF RETAIL, LEISURE AND SERVICE USES
- AVAILABLE IN SHELL CONDITION WITH CAPPED OFF SERVICES READY FOR AN OCCUPIER'S FITTING OUT
- TRADITIONAL HIGH STREET POSITION AMONG A RANGE OF RETAIL AND SERVICE USES

LOCATION

Rickmansworth is an affluent commuter town located approximately 5 miles south-west of Watford. Junctions 17 and 18 of the M25 motorway are nearby providing access to Heathrow airport and the national motorway network. Rickmansworth train station provides a regular mainline and underground service to London Marylebone and Baker Street respectively.

The shop is located on the Uxbridge Road amongst a great variety of retail, restaurant and service uses. The unit is adjacent to a nail and beauty shop, a pharmacy and an optician and is opposite businesses such as Wimpy, Dominos, Bet Fred and the Esso garage with a Londis. There is pay & display street parking along the parade with max stay time of 4 hours.





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Your contact for this property

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DESCRIPTION

A ground floor open plan unit offered in shell condition ready for further fitting out. Given the property benefits from Use Class E, a range of uses including retail, medical, offices and leisure will be considered.

The unit has an approx floor area of **708 sf (65.8 sm) plus WC**

ENERGY PERFORMANCE CERTIFICATE

Rating B (40)

BUILDING INSURANCE

Insurance sum to be advised.

TERMS

A new lease is available on terms to be agreed at an initial rent of £23,750 per annum exclusive.

VAT

We are advised that VAT is not currently chargeable on the rent.

BUSINESS RATES

Proposed 2026 Rateable Value: £13,250

Rateable multiplier for tax year 2026-2027 assuming Retail, Hospitality or Leisure use: 38.2 p (or 43.2 p for non RHL uses) = rates payable of approx £5,061.50 (or £5,724 for non RHL) before Small Business Rates Relief, if applicable (potentially 58% discount on these sums) – further details on application or enquiries to Three Rivers District Council – 01923 776611

ATTENTION TO RETAIL

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VIEWING

Strictly by appointment through the sole agents:

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