

## PROMINENT CLASS E FREEHOLD FOR SALE

# RICKMANSWORTH

## 159 HIGH STREET



### Description

Rickmansworth is a town in the Three Rivers District of Hertfordshire, England, situated northwest of London. It's known for its picturesque setting along the Grand Union Canal and the River Colne.

The unit is located on a prominent location of the High Street, the High Street features a range of shops, restaurants, cafes, and local businesses. Some of the local retailers include **Costa, Starbucks, Holland & Barrett** and **Card Factory**.

Please refer to the attached copy of the street traders plan for further details.

### Accommodation

The premises are currently arranged over a ground floor banking hall with first and basement floors, providing the following approximate areas:

<b>Ground Floor Sales</b>	1,763 sq. ft.	(163.79 sq. m)
<b>Ground Floor Ancillary</b>	103 sq. ft.	(9.57 sq. m)
<b>First Floor Ancillary</b>	543 sq. ft.	(50.44 sq. m)
<b>Total</b>	<b>2,409 sq. ft.</b>	<b>(223 sq. m)</b>

The property has 7 car parking spaces.

Plans of the accommodation are available on request.

### User

The premises currently falls under Class E use.

### Terms

The property is offered to the market with vacant possession seeking offers in excess of **£630,000**.

*In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract

### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£55,000
<b>UBR (24/25)</b>	0.546p

All parties are to advised to make their own enquires to the relevant authority.

### EPC

This property has an EPC rating of C 59. A full report is available upon request.

### Legal Costs

Each party to pay their own legal fees incurred in this transaction.

### Viewing

Strictly by appointment through sole agents, **Green & Partners**, contacting:

**Freddie King**                      **07545 386694**  
freddie.king@greenpartners.co.uk

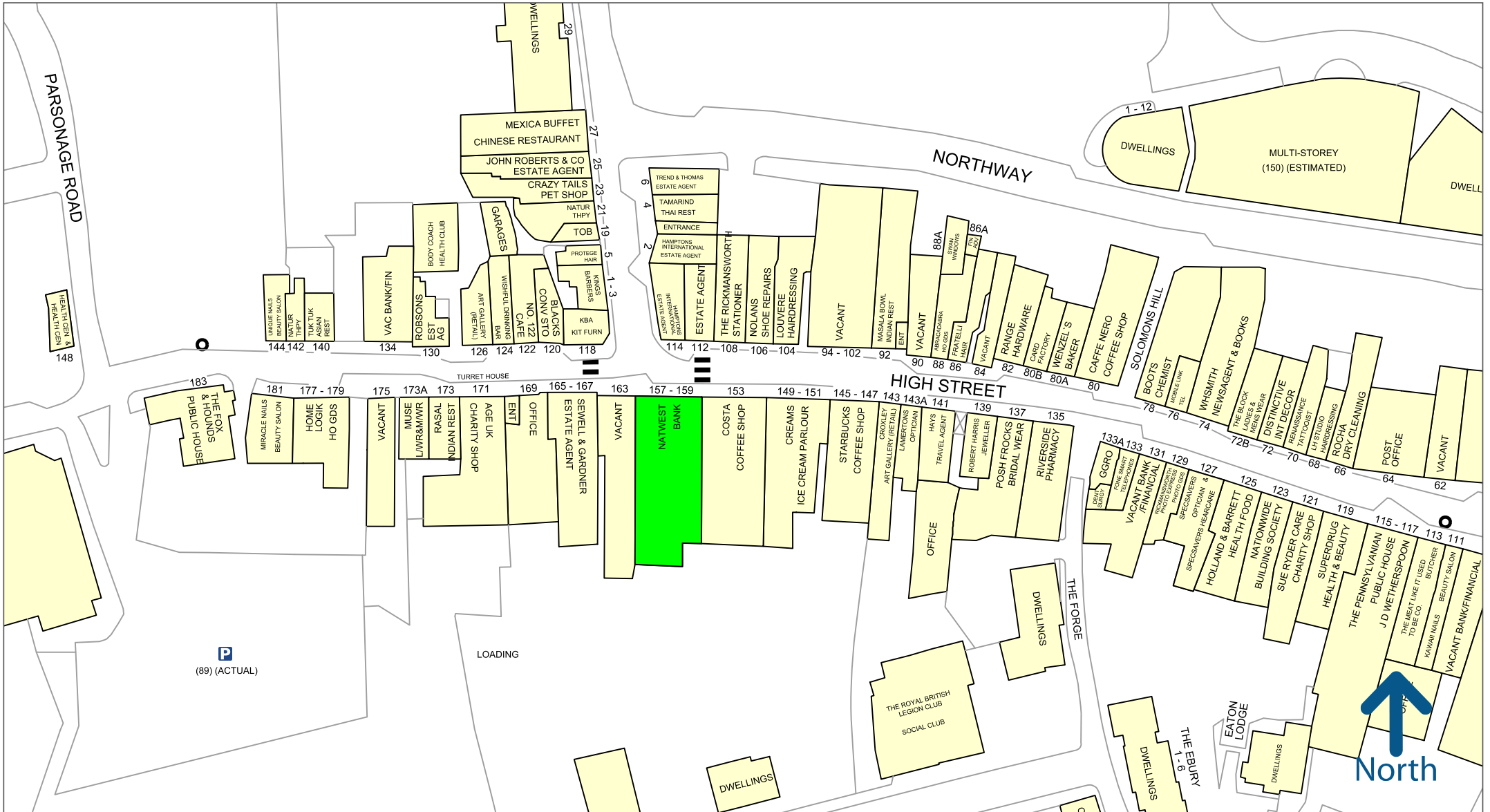
**Darren Coleman**                      **07970 796470**  
darren.coleman@greenpartners.co.uk

In partnership with:



**For further information and to register and stay up-to-date with this property please click the image below.**





50 metres

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Created By: Green and Partners

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