



SITUATION

Located close to the junction with Station Road in the heart of this well-known High Street, adjacent to **Robson Estate Agents** opposite **Age UK** and amongst other multiples such as **NatWest, Costa, Hamptons, Prezzo, Creams, M&Co, Halfords Metro** and a host of independent retailers all serving this affluent residential area and close to Rickmansworth Station (National Rail).

Rickmansworth is a popular commuter town located some 18 miles north-west of central London and 4 miles south-west of Watford enjoying excellent access to the M25 (Junctions 17 & 18) and the M1 (Junction 5).

PROPERTY

An end of terrace building comprising **2 Ground Floor Shops** and **2 Self-Contained Office Suites** (with uPVC double glazing and gas central heating) on the first and second floors **each** having a separate rear entrance. In addition, the property benefits from side drive-in access to a **Rear Paved Yard/Parking Area**.

VAT is NOT applicable to this Lot

FREEHOLD

Rear of Property



Note: There may be potential to convert the upper part to Residential Use, subject to obtaining the necessary consents.

£48,700 p.a.
Plus Vacant Offices

Joint Auctioneers

Athawes, Son & Co
Tel: 020 8992 0056 Ref: Mark Stevens
Email: mark@athawes.co.uk

Vendor's Solicitors

Blandy & Blandy LLP
Tel: 0118 951 6800 Ref: Gemma Smith
Email: gemma.smith@blandy.co.uk

The Surveyors dealing with this property are
John Barnett and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop ¹ (No. 124)	Gross Frontage 15'1" Internal Width 14'0" Shop Depth 36'7" Built Depth 42'0" WC Total Area Approx. 619 sq ft	Tarrattarrat Ltd (Beer Shop)	10 years from 1st February 2019	£23,700	FRI Rent Reviews and Tenant's Break 2024 There is an £11,850 Rent Deposit held.
First Floor Office (No. 124)	2 Rooms, Kitchen and WC Area Approx 324 sq ft	On The Ball Tax Ltd (Tax Consultants)	5 years from 8th November 2018	£5,500	FRI Tenant's Break November 2021 £1,375 Rent Deposit held.
Ground Floor Shop ¹ (No. 126)	Gross Frontage 15'10" Internal Width 13'3" Shop Depth 27'8" Built Depth 32'3" WC Total Area Approx. 412 sq ft	Esther Murphy t/a Sinclair Gallery (Art Gallery)	5 years from 19th February 2019	£19,500	FRI £9,750 Rent Deposit held.
First Floor Office of No. 126 & entire Second Floor Office of Nos. 124 & 126	First Floor Office (No. 126) 2 Rooms and WC Area Approx 303 sq ft Second Floor Office (Nos. 124 & 126) 4 Rooms Area Approx 645 sq ft				VACANT (see Note)

**Total: £48,700 Plus
Vacant Offices**

¹Not inspected by Barnett Ross. Areas taken from VOA.