

Rickmansworth
106/106A High Street
Hertfordshire
WD3 1AQ

- **Freehold Shop and Residential Investment**
- Comprises a shop and flat
- Located in an established shopping parade
- Shop Reversion 2027
- Shop Rent Review 2022
- Current Rent Reserved

£31,400 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Rickmansworth is a prosperous commuter town situated on the River Colne, approximately 18 miles north-west of Central London and 4 miles south-west of Watford. The town benefits from its proximity to the M25 Motorway, with both Junctions 17 and 18 being within 1 mile and has good rail (London Marylebone 33 minutes) and Underground (Metropolitan Line) communications to central London.

The property is situated on the north side of High Street, between its junctions with High Street Passage and Station Road. The property is some 200m from Rickmansworth Rail Station.

Occupiers close by include Costa Coffee (opposite), NatWest, M&Co, Halfords Metro, Prezzo, Thomas Cook, Oxfam, Lloyds Bank, Caffè Nero, Boots and WH Smith, amongst many others.

Description

The property is arranged on ground and one upper floor to provide a ground floor shop with a self-contained flat on part ground and first floors. There is rear access across a yard, not included in the sale.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsoop.co.uk

Energy Performance Certificate

Commercial EPC Rating 76 Band D.

Residential EPC Rating 46 Band E (Copies available on website).



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
106	Jerry J Nolan (t/a Nolans) (Security Deposit £5,000)	Gross Frontage 5.20 m (17' 1") Net Frontage 4.60 m (15' 1") Shop Depth 7.85 m (25' 9") Built Depth 11.60 m (38' 1") Ground Floor 43.50 sq m (468 sq ft)	10 years from 25.03.2017 (1) Rent review in the 5th year FR & I	£20,000 p.a.	Rent Review 2022
106A	Individual(s)	Flat – 3 Rooms, Kitchen, Bathroom	1 year Assured Shorthold Tenancy from 24.11.2017	£11,400 p.a.	Reversion November 2018

(1) The lease is excluded from the Landlord & Tenant Act 1954, Sections 24-28 (inclusive).

Total £31,400 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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