

Uxbridge Road, Rickmansworth, Hertfordshire, WD3 8DS  
INVESTMENT FOR SALE



£60,000 Freehold – Mixed Investment  
Rented Commercial Shop Unit – Net Area 180 sq.m. – Plus  
Residential Ground Rent Income and Reversion

Comprises a compact lock-up shop/office with full width window display and first floor flat, located on a popular small shopping parade.

- CLOSE TO STATION
- CAR PARKING TO FORECOURT
- VERSITILE SPACE
- MAIN SALES AREAS
- INTERNAL METAL SECURITY SHUTTERS
- BURGLAR ALARM
- W.C.
- CLOSE TO M25

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The Uxbridge Road is a popular commercial area and is a main thoroughfare for a large part of the housing in Rickmansworth to the north, as well as the gateway to the motorway networks via Junction 17 of the M25. Central Rickmansworth is also nearby being a mile away to the East.

- Local Authority: Three Rivers District Council
- Net Internal area: Approx. 18.2 sq.m. (196 Sq ft)
- Nearest Station: 0.6 miles Rickmansworth Station – Metropolitan & Chiltern Line

### **TENURE -**

**Shop** – Held on a lease from 1<sup>st</sup> May 2017 until 30<sup>th</sup> April 2027

Deposit held and current rent payable from 1<sup>st</sup> May 2024 £360 pcm or £4320 pa.

**Flat** – Sold on a 99-year lease from 24<sup>th</sup> June 2007

Ground rent payable quarterly at a rate of £500 pa.

82 years unexpired from June.

**BILLS** - Services billed separately.

**BUSINESS RATES** – Rateable £4,450 pa / Payable £1,998.05 pa (2023-2024).

**VIEWING:** Strictly by appointment only, through owner's sole agents:

**TREND & THOMAS, RICKMANSWORTH Ph 01923 773 616 / 01923 775 450.**

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