

Uxbridge Road, Rickmansworth, Hertfordshire, WD3 7DN



Annual Rental Of £25,000  
Commercial Shop Unit – Net Area 78 sq.m.

A deceptively large shop unit which is currently being used as an electrical appliance showroom.

- CLOSE TO STATION
- ACCESS TO REAR
- VERSITILE SPACE
- MAIN SALES AREAS
- LOCATED ON BUSY PARADE
- KITCHENETTE
- W.C.
- CLOSE TO M25

## Uxbridge Road, Rickmansworth, Hertfordshire, WD3 7DN

This property offers versatile space to suit many different businesses as well as benefitting from rear access. The premises are arranged with a main sales area and two storage/work areas to the rear, one of which has a kitchenette. There is also a large storage room to the rear. Rear doors lead out to service access.

The Uxbridge Road is a popular commercial area with a convenient lay by for parking just outside. The Uxbridge Road 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.

**TERMS:** The property is offered on flexible Lease terms with an asking rental of £25,000 per annum.

- Local Authority: Three Rivers District Council
- Net Internal area: Approx. 78 sq.m. (839.58 Sq ft)
- Nearest Station: 0.6 miles Rickmansworth Station – Metropolitan & Chiltern Line

**BILLS** - Services billed separately.

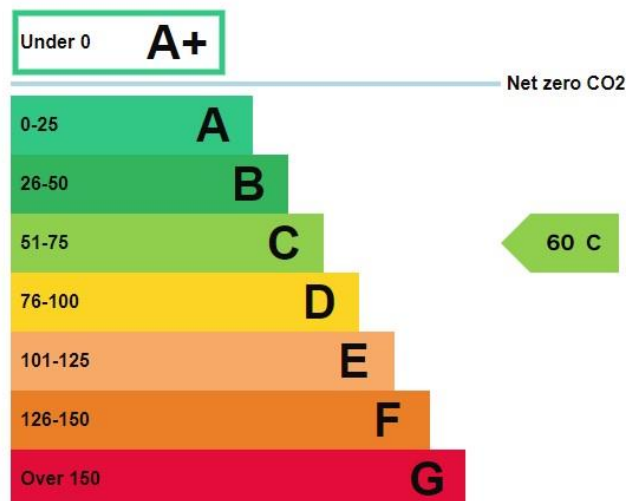
**BUSINESS RATES** – Rateable £15,750 pa / Payable £7,859.25 pa (2023-2024).

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

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

Neil Guilfoyle ([neil.guilfoyle@trendandthomas.co.uk](mailto:neil.guilfoyle@trendandthomas.co.uk)) & Paul Harris ([paul.harris@trendandthomas.com](mailto:paul.harris@trendandthomas.com))

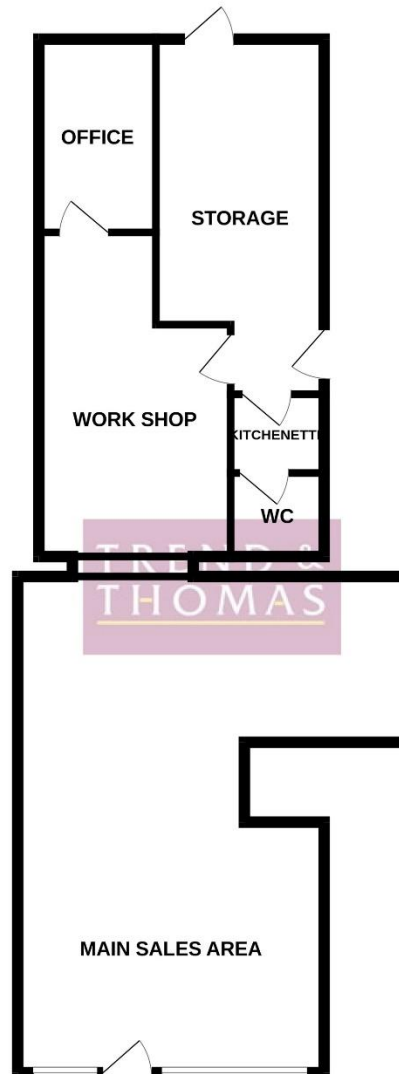
**TREND &  
THOMAS**



Uxbridge Road, Rickmansworth, Hertfordshire, WD3 7DN



GROUND FLOOR  
936 sq.ft. (87.0 sq.m.) approx.



UXBRIDGE ROAD, RICKMANSWORTH, WD3 7DN

TOTAL FLOOR AREA : 936sq.ft. (87.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

**N.B.** Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending tenant must satisfy himself by inspection or otherwise, as to the correctness of statements contained therein. These particulars do not constitute an offer, or a contract, and statements therein are made with responsibility, or warranty on the part of the owner or Trend & Thomas Commercial Ltd, neither of whom can hold themselves responsible to expenses incurred should the property no longer be available.