

121 High Street, Rickmansworth Hertfordshire WD3 1AN

lot 7

Freehold Retail Investment

- Let to Sue Ryder on a new 10 year lease (no breaks)
- Affluent London commuter town
- Nearby occupiers include Superdrug, Nationwide, Clinton Cards, Specsavers, W H Smith and Boots
- Six Week Completion Period Available

Rent
£45,000
per annum
exclusive



On behalf of
Sue Ryder

Sue Ryder

Location

Miles: 18 miles north-west of London
4 miles south-west of Watford
Roads: M25, M1, M40, A40, A41
Rail: Rickmansworth Rail
Air: London Heathrow Airport, London Luton Airport

Situation

Rickmansworth is an affluent London commuter town with excellent communications via the M25, M40 and M1. The property is situated on the south side of High Street, the town's main retail thoroughfare. Nearby occupiers include Superdrug, Nationwide, Clinton Cards, Specsavers, W H Smith and Boots.

Description

The property comprises retail and ancillary accommodation on the ground floor and ancillary accommodation on the first floor. The property benefits from parking at the rear for 2 cars.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion Period Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Gross Frontage	6.91 m	SUE RYDER (1)	10 years from completion until 2022 on a full repairing and insuring lease	£45,000	2017
	Net Frontage	6.55 m				
	Retail	91.60 sq m				
	Ancillary	47.01 sq m				
First	Ancillary	41.16 sq m				
Totals		179.77 sq m			£45,000	

(1) Sue Ryder is a registered national charity providing health and social care services in local communities. Sue Ryder has more than 8000 volunteers and is supported through fundraising and retail activities via 350+ outlets nationwide (Source: www.sueryder.org). For the year ending 31st March 2011, Sue Ryder reported a working capital of £12,560,000, pre-tax profit of £2,153,000 and a total net worth of £45,059,000 (Source: www.riskdisk.com 24/02/2012).

For further details please contact:

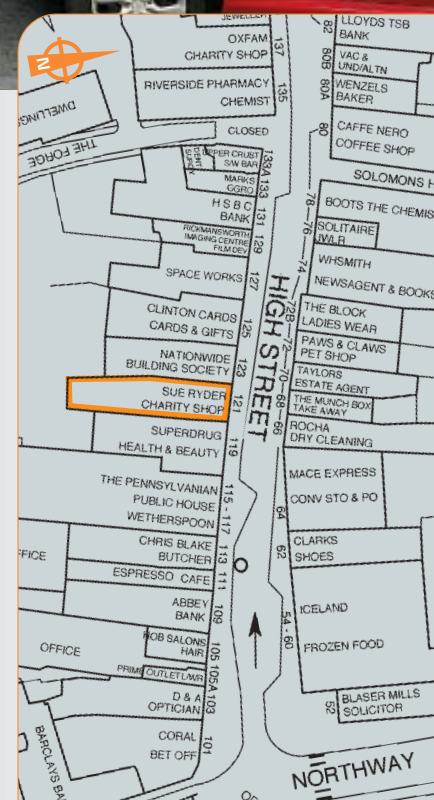
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