

# 93 - 95 High Street Rickmansworth WD3 1EF

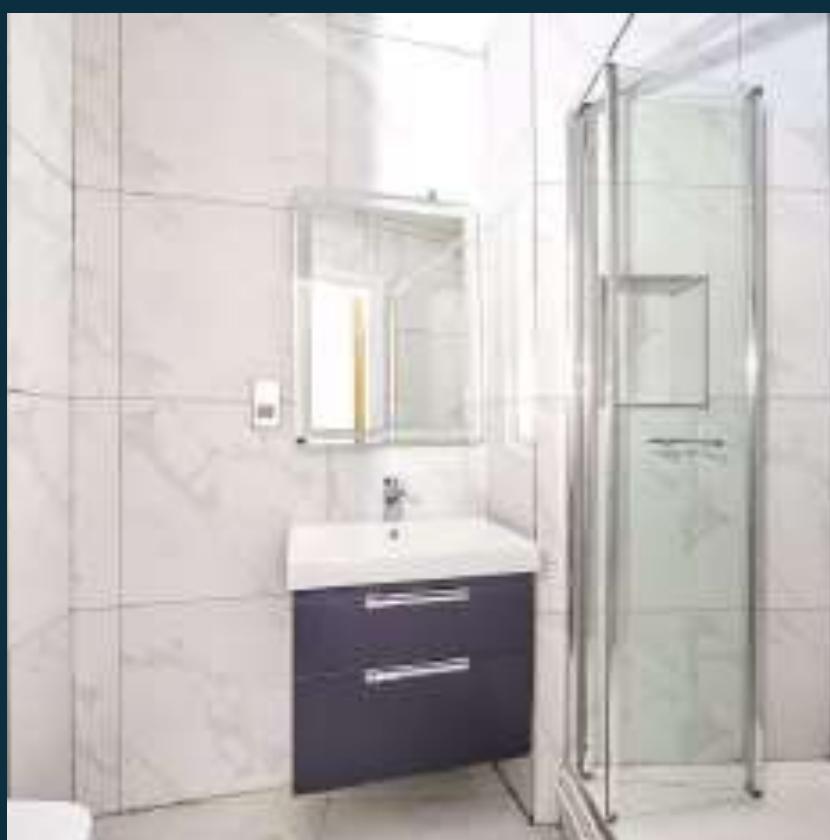
**FREEHOLD FOR SALE  
ATTRACTIVE RESIDENTIAL INVESTMENT**

ON BEHALF OF LPA RECIIEVERS

Alexander  
Lawson  
Surveyors



# EXECUTIVE SUMMARY



- Prominent Freehold Property comprising a ground floor dental surgery (Sold off), 8 x flats and a 3<sup>rd</sup> floor office
- The flats will be completed and sold as new
- The ground floor has been sold on long leasehold basis
- The third floor office will be completed to shell condition but including some second fix installations.
- 2 x parking spaces
- Potential for breakup or to be held as investment
- Potential to convert the top floor office to provide penthouse flat STPP

# PROPERTY

The subject property comprises an attractive freehold building comprising a ground floor dentist, 8 x flats located over first and second floors and a third floor office unit with potential for redevelopment to provide an additional flat subject to necessary consents (See planning section below). The ground floor has been sold on a long leasehold interest. There is also parking to the rear for 2 cars.

The property is in the final stages on completion and will be sold once the flats have been completed. The receivers are willing to exchange contracts subject to completion of the flats STC.

Access to the proposed residential units and office will be provided via an existing ground floor entrance fronting High Street. An additional entrance is available via the car park to the rear of the building.

To the rear of the building there is an area of hard surfacing which will provide six car parking spaces. While four car parking spaces have been sold off in conjunction with the sale of the ground floor unit, the remaining two car parking spaces will remain for use by the flats.

# ACCOMODATION SCHEDULE

Residential	Description	Measurements
Flat 1 First Floor	Entrance lobby, open plan kitchen/reception, bedroom, shower/WC	43.49 m <sup>2</sup> / 468 ft <sup>2</sup>
Flat 2 First Floor	Open plan studio with kitchenette, shower/WC	33.71 m <sup>2</sup> / 363 ft <sup>2</sup>
Flat 3 First Floor	Entrance lobby, open plan kitchen/reception, bedroom, shower/WC	54.28 m <sup>2</sup> / 584 ft <sup>2</sup>
Flat 4 First Floor	Entrance lobby, open plan kitchen/reception, bedroom, shower/WC	44.75 m <sup>2</sup> / 482 ft <sup>2</sup>
Flat 5 Second Floor	Entrance lobby, open plan kitchen/reception, bedroom, shower/WC	48.67 m <sup>2</sup> / 524 ft <sup>2</sup>
Flat 6 Second Floor	Open plan studio with kitchenette, shower/WC	33.90 m <sup>2</sup> / 365 ft <sup>2</sup>
Flat 7 Second Floor	Entrance lobby, open plan kitchen/reception, bedroom, shower/WC	55.38 m <sup>2</sup> / 596 ft <sup>2</sup>
Flat 8 Second Floor	Entrance lobby, open plan kitchen/reception, bedroom, shower/WC	42.67 m <sup>2</sup> / 459 ft <sup>2</sup>
<b>Total Gross Internal Area</b>		<b>356.85 m<sup>2</sup> / 3,841 ft<sup>2</sup></b>

Commercial	Description	Measurements
Third floor	Shell condition - Office, Bathroom, Terrace	
<b>Total Net Internal Area (NIA)</b>		<b>107.03 m<sup>2</sup> / 1,152 ft<sup>2</sup></b>

*NB: this is information has been provided to us and has been included for indicative purposes. All interested parties should ensure they satisfy themselves regarding sizes and layouts.*

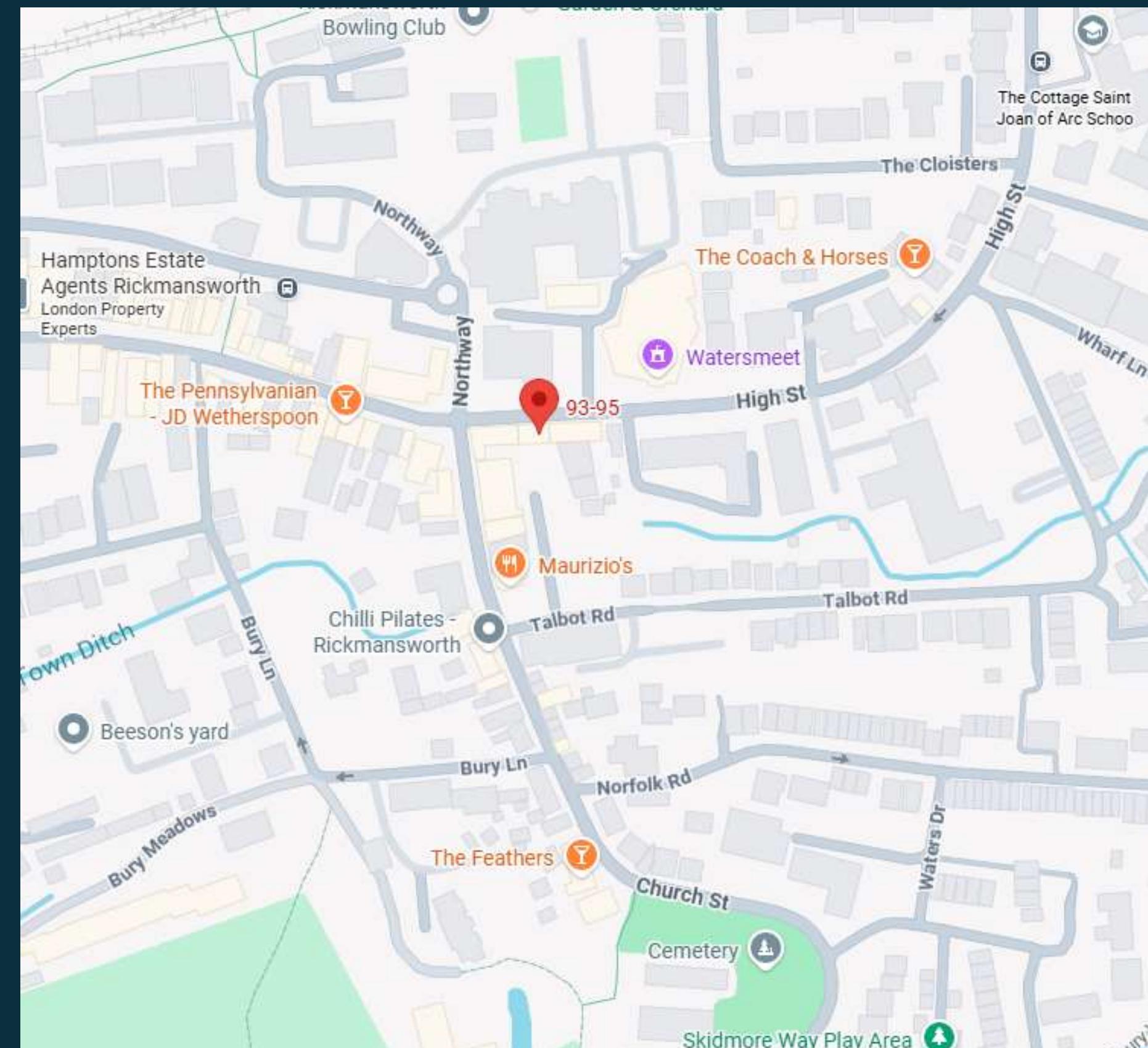
# LOCATION

The subject property is situated on the south side of High Street, close to its junction with Church Street, in Rickmansworth, under the Three Rivers District Council of the wider Hertfordshire County Council and bearing the WD3 postal region.

High Street forms the main commercial pitch of Rickmansworth and is a one-way street running from northeast to the west. The property is situated towards the eastern end of the retail location.

The public park of Rickmansworth is conveniently accessible within half a mile to the north. The Stockers Lake Nature reserve with various lakes and expansive green open spaces can be found in close proximity to the southwest.

Public transport links in the area are good with Rickmansworth underground and railway station easily accessible providing Metropolitan line and mainline services. Bus routes operate along High Street.



# PLANNING

**Extension of existing third floor to create additional office space under a mansard roof with associated roof terrace and increase in parapet walls.**

Ref No : 24/0052/FUL

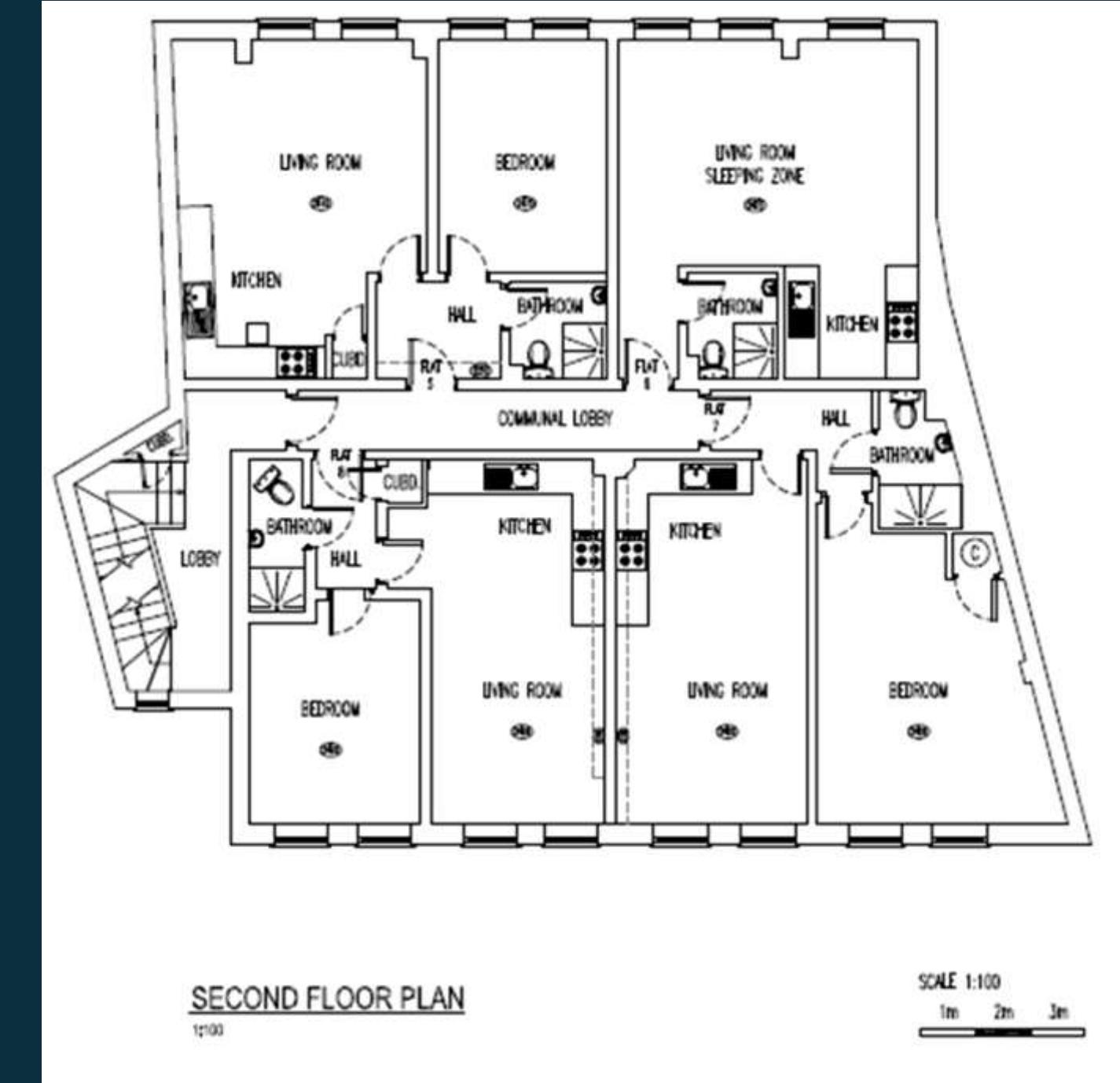
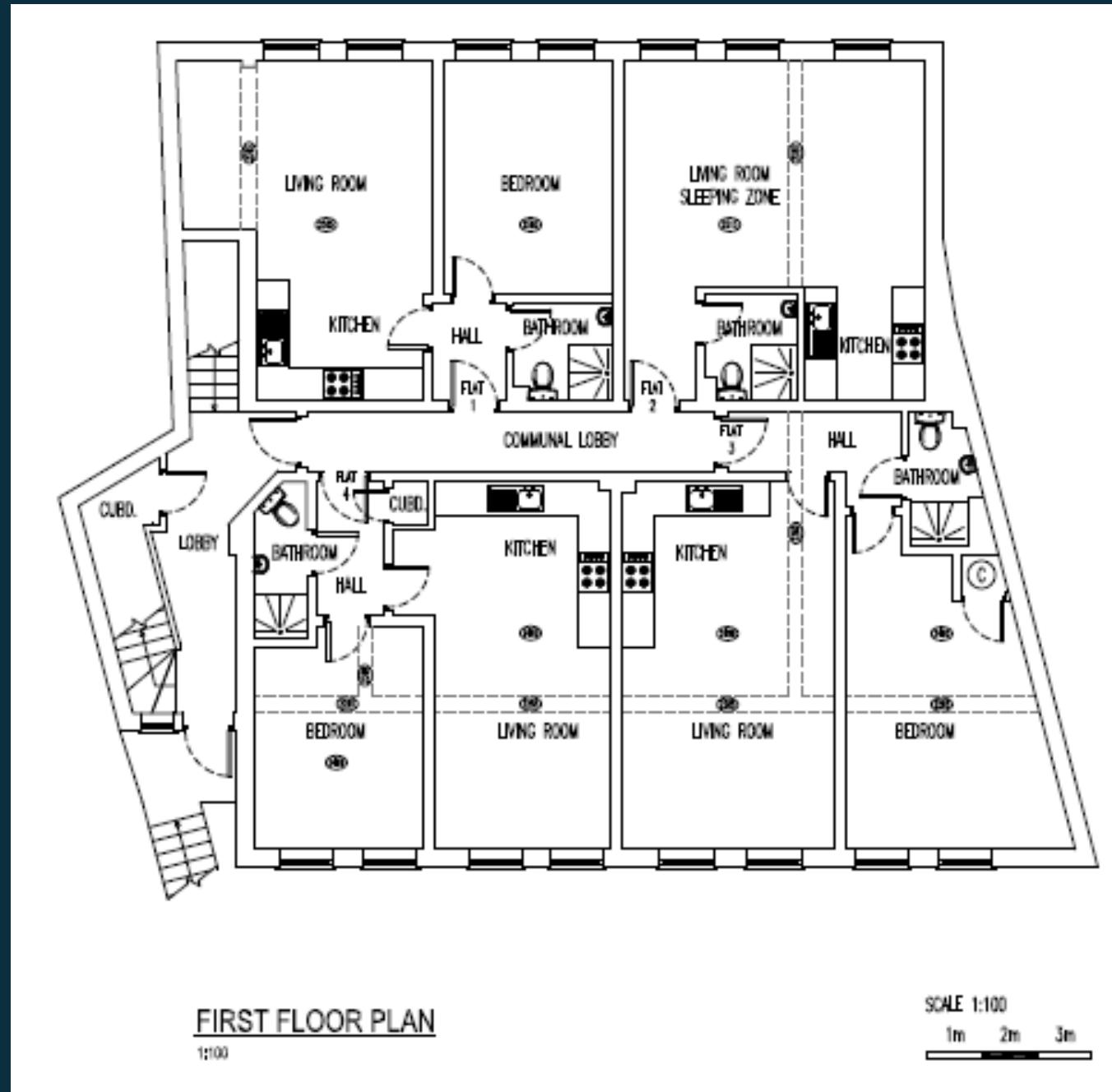
**Change of use of first and second floor offices (Class B1(a)) to residential (Use Class C3) including first and second floor extensions to create eight residential flats including roof alterations, external staircase and alterations to fenestration.**

Ref No :21/2304/FUL

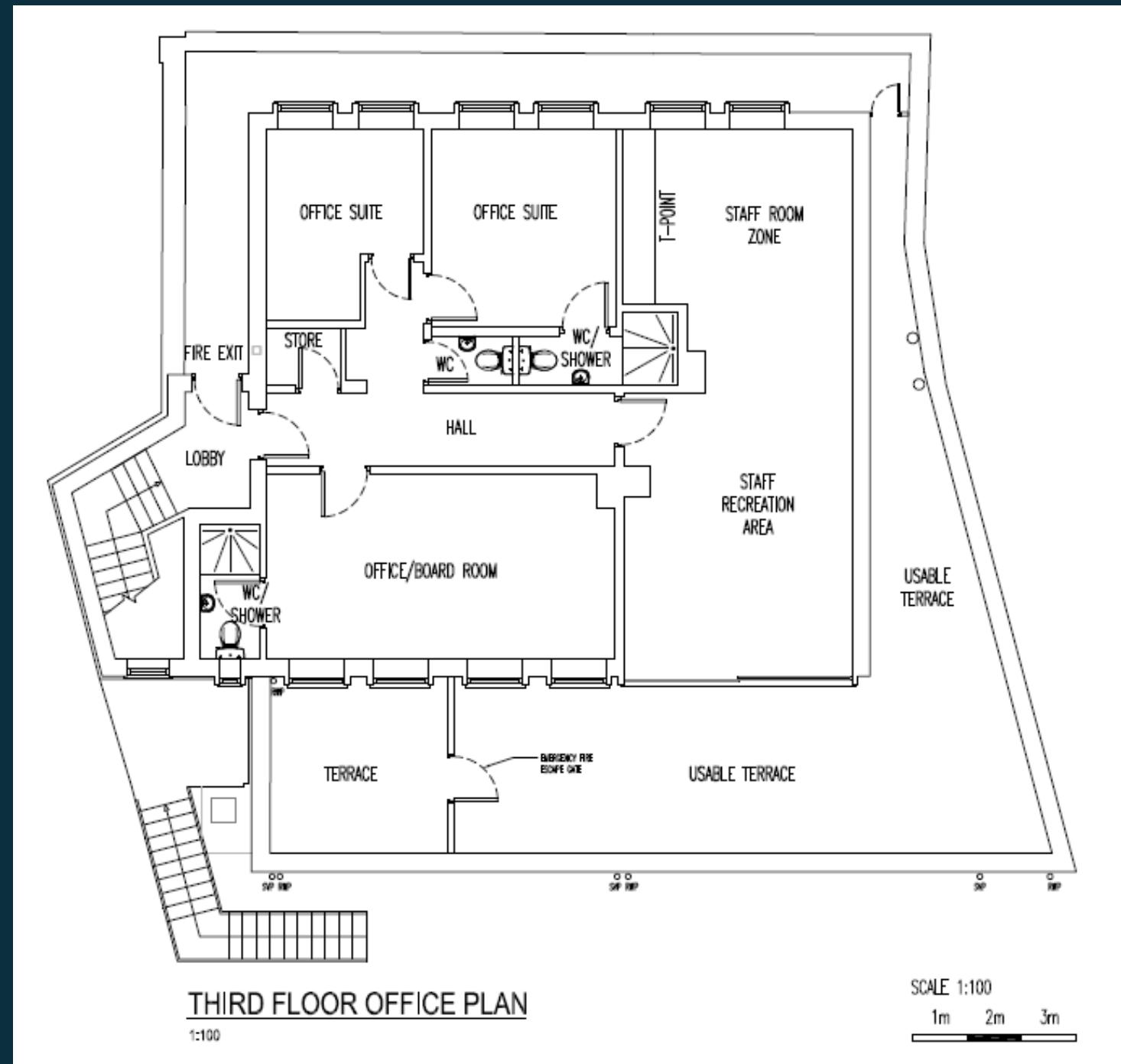
*Prospective purchasers are advised to make their own enquiries directly with the local authority.*

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Surveyors

# FLOOR PLANS



# FLOOR PLANS



# Tenure

The asset is held on freehold Title Number:

HD144177

# VAT

TBC

# EPC

Under Construction

# Anti - Money Laundering

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

# Contact

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