



PMCD RETAIL

SHOPS & RESTAURANTS

**BARBER AND VAPE USES WILL
NOT BE CONSIDERED**

RE-AVAILABLE



GROUND FLOOR CLASS E RETAIL PREMISES

TO LET

APPROX 708 sf (65.8 sm)

GROUND FLOOR, 125 UXBRIDGE ROAD, RICKMANSWORTH
WD3 7DN

- NEW LEASE AVAILABLE
- STREET PARKING INFRONT
- MAY SUIT A RANGE OF RETAIL, LEISURE AND SERVICE USES
- AVAILABLE IN SHELL CONDITION WITH CAPPED OFF SERVICES READY FOR AN OCCUPIER'S FITTING OUT
- TRADITIONAL HIGH STREET POSITION AMONG A RANGE OF RETAIL AND SERVICE USES
- RENT DEPOSIT & PERSONAL GUARANTEES REQUIRED

LOCATION

Rickmansworth is an affluent commuter town located approximately 5 miles south-west of Watford. Junctions 17 and 18 of the M25 motorway are nearby providing access to Heathrow airport and the national motorway network. Rickmansworth train station provides a regular mainline and underground service to London Marylebone and Baker Street respectively.

The shop is located on the Uxbridge Road amongst a great variety of retail, restaurant and service uses. The unit is adjacent to a nail and beauty shop, a pharmacy and an optician and is opposite businesses such as Wimpy, Dominos, Bet Fred and the Esso garage with a Londis. There is pay & display street parking along the parade with max stay time of 4 hours.





PMCD RETAIL

SHOPS & RESTAURANTS

Your contact for this property

DAN COLLINS
01494 683643 Beaconsfield
dan@pmcd.co.uk



DESCRIPTION

A ground floor open plan unit offered in shell condition ready for further fitting out. Given the property benefits from Use Class E, a range of uses including retail, medical, offices and leisure will be considered.

The unit has an approx floor area of **708 sf (65.8 sm) plus WC**

ENERGY PERFORMANCE CERTIFICATE

Rating B (40)

BUILDING INSURANCE

Insurance sum to be advised.

TERMS

A new lease is available on terms to be agreed at an initial rent of £23,750 per annum exclusive. NB: A 6 months rent deposit plus robust personal guarantees will be required. WHEN ENQUIRING PLEASE ADVISE WHAT BUSINESS YOU PROPOSE FOR THE PROPERTY.

VAT

We are advised that VAT is not currently chargeable on the rent.

BUSINESS RATES

Proposed 2026 Rateable Value: £13,250

Rateable multiplier for tax year 2026-2027 assuming Retail, Hospitality or Leisure use: 38.2 p (or 43.2 p for non RHL uses) = rates payable of approx £5,061.50 (or £5,724 for non RHL) before Small Business Rates Relief, if applicable (potentially 58% discount on these sums) – further details on application or enquiries to Three Rivers District Council – 01923 776611

ATTENTION TO RETAIL

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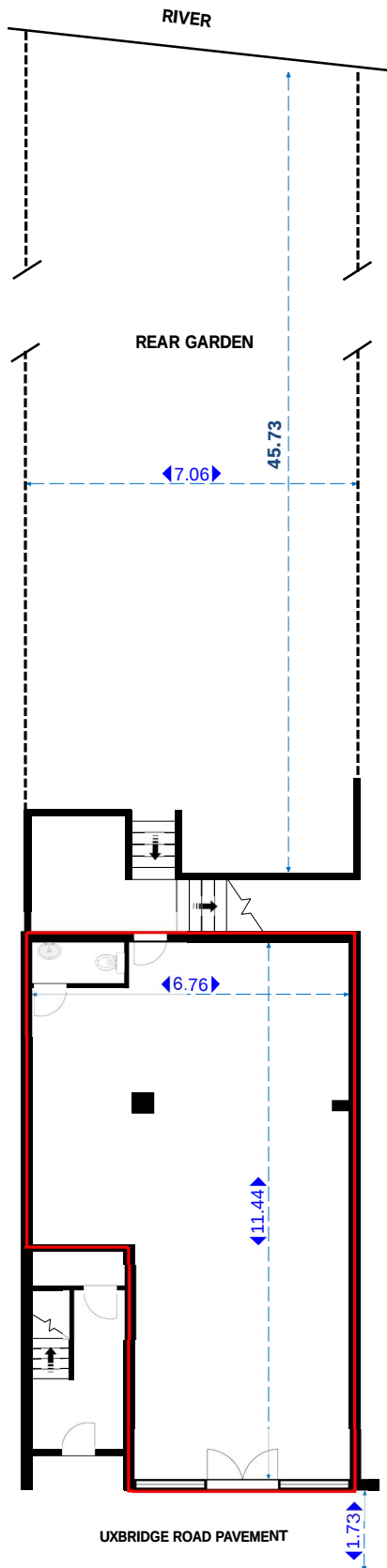
VIEWING

Strictly by appointment through the sole agents:

PHILIP MARSH COLLINS DEUNG
01494 680000
www.pmcd.co.uk

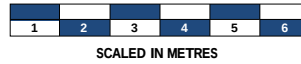
39 Windsor End
Beaconsfield HP9 2JN

Regulated by RICS 



125 UXBRIDGE ROAD RICKMANSWORTH WD3 7DN

SCALE - 1:150 on A4



Date: 2/4/2025
REF : 16692
T: 01932 567 500
Status: Land Registry Submission
Surveyed by: MT

General Notes:

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Key:

— Area of demise boundary
— Area of shared access

