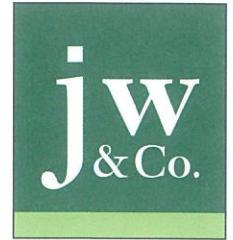


**FREEHOLD INVESTMENT
FOR SALE
186 -190 New Road
Croxley Green
Rickmansworth, Herts
WD3 3HD**



JOHN WHITEMAN & CO.
CHARTERED SURVEYORS



OFFERS IN REGION OF £1,625,000

LOCATION: This prominent parade is situated on the southern side of New Road adjacent to the junction with Barton Way, opposite Croxley Green public library, with a Veterinary clinic on Barton Way and close to New Road doctors surgery. The public transport links in this location include Croxley Green Underground station, which is at the end of New Road as well as bus stops in close proximity to the parade.

The area surrounding this building is residential and there are a number of good local infant and primary schools in close proximity. Croxley Green is a desirable family and commuter location with a selection of pubs and other leisure facilities.

DESCRIPTION A mixed retail and residential parade in a prominent three storey building, which is predominately fully occupied. The parade has a good selection of tenants which complement the requirements of the community. The residential entrances are at the rear of the building. There are 8 garages at the rear, with 3 included with the retail units and the remainder are let with the flats. The commercial leases are on FRI terms and the rent review and lease renewals have all been concluded in the last 9 months.

Regulated by RICS

80 High Street, Bushey, Hertfordshire, WD23 3HD



www.johnwhiteman.co.uk

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A list of members of the LLP is available at the above address.



Freehold, subject to the leasehold interests as shown below:-

No.	Use	Floor Area approx.	Rent	Terms
186 New Road	Retail	54.19sq.m (583 sqft)	£15,000 pax	FRI – expires 9/2031
186 A New Road	Flat - (2 bedroom)	58 sq.m - tbc	£0 pcm	Vacant – being modernised
186 B New Road	Flat - (2 bedroom)	56.47sq.m (608 sqft)	£1,305 pcm	AST - (periodic since 2015)
188 New Road & 188 A	Retail & Flat - (1 bedroom)	51.27sq.m (551 sqft) 57.12sq.m (615 sqft)	£20,750 pax	FRI -10/9/24 +15yrs RR – 2027 (£22,750)
188 B New Road	Flat - (1 bedroom)	55.9 sq.m (601sqft)	£750 pcm	Regulated Tenancy
190 New Road & 190 A	Takeaway & Flat - (1 bedroom)	57.54sq.m (619 sqft) 51.47sq.m (553sqft)	£24,000 pax*	FRI – 2/2/25 + 16yrs RR. 4yrly
190 B New Road	Flat - (1 bedroom)	50.66sq.m (545sq.ft)	£1,050 pcm	AST from July 2024

Extent of freehold
Interest, edged red



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- *Rent £23,500pax for 1 year then £24,000pax.
- 186 a – is vacant and being refurbished ready for new letting at min. £1,305 pcm.
- 8 Garages to the rear of the parade; 3 are included with the commercial leases.

Anticipated income (assuming all units occupied) equivalent to £112,170 pax

NON-DOMESTIC RATES: 186 New Road - Rateable Value £14,500
188 New Road - Rateable Value £15,250
190 New Road - Rateable Value £14,500

EPC: Copies are available upon request or obtainable online.

Ground Floor	1 st Floor- Flat	2 nd Floor- Flat
186 – E	186 a - D	186 b - D
188 & 188 a - C		188 b - tba
190 & 190 a - E		190 b - D

VAT: The property is not registered for VAT. No VAT will be charged to sale price.

FREEHOLD PRICE: Offers invited in the region of **£1,625,000**, subject to contract only, for the freehold of the premises, and subject to the various leasehold interests.

VIEWING: As the various sections of the building are occupied, all interested parties should Contact the vendor's sole agent John Whiteman & Co LLP to arrange a viewing on 01923 247745, no unaccompanied viewings are to be undertaken.

These particulars are intended only as a guide and must not be relied upon as statements of facts. They are not intended to constitute part of an offer or contract. All prices quoted are exclusive of VAT.