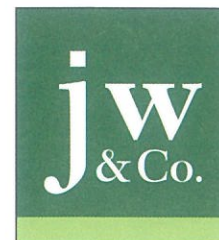


**MIXED USE INVESTMENT  
FREEHOLD FOR SALE  
186 -190 New Road  
Croxley Green  
Rickmansworth, Herts  
WD3 3HD**



**JOHN WHITEMAN & Co.**  
CHARTERED SURVEYORS



**Freehold Mixed Use Investment - £1,450,000**

**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 Metropolitan Underground station, which is at the end of New Road and with local bus stop close to the parade.

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

**DESCRIPTION** A mixed retail and residential parade in a prominent three storey building, which is 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 commercial retail units and the remainder are let with the flats. The commercial leases are on FRI terms, all rent reviews and lease renewals have been recently concluded.

Regulated by RICS

**80 High Street, Bushey, Hertfordshire, WD23 3HD**



[www.johnwhiteman.co.uk](http://www.johnwhiteman.co.uk)

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



Freehold investment, 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 (624sq.ft)	£1,400pcm	AST from Feb 2026
186 B New Road	Flat - (2 bedroom)	56.47sq.m (608 sqft)	£1,350 pcm	AST from Feb 2026
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)	£525 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)	£1,000 pcm	AST from July 2024

8 Garages to the rear of the parade; 3 are included with the commercial leases.

**Anticipated income equivalent to £111,050 pax**

NON-DOMESTIC RATES: 186 New Road - Rateable Value £11,000  
188 New Road - Rateable Value £11,750  
190 New Road - Rateable Value £11,250

EPC: Copies are available upon request or obtainable online.

Ground Floor	1 <sup>st</sup> Floor- Flat	2 <sup>nd</sup> Floor- Flat
186 – E(108)	186 a – D(63)	186 b – D(60)
188 & 188 a - C(74)		188 b – E(47)
190 – E(107)	190 a – E(51)	190 b – D(59)

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

FREEHOLD PRICE: Offers invited in the region of **£1,450,000**, subject to contract only, for the freehold of the premises, and subject to the various leasehold interests.

VIEWING: The building are occupied, to arrange a viewing contact John Whiteman & Co: **Ian McMellin** on 01923 247745 or email [imcmellin@johnwhiteman.co.uk](mailto:imcmellin@johnwhiteman.co.uk) or joint agent Brasier Freeth: **Ben Ross** T.07729 075734; [ben.ross@braisierfreeth.com](mailto:ben.ross@braisierfreeth.com) or **Neil Saunders** T.07980 756655; [neil.saunders@brasierfreeth.com](mailto:neil.saunders@brasierfreeth.com)



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