

TO LET

415 Sq.Ft. (38.55 Sq.M.)



5 Main Parade, Chorleywood, Rickmansworth, Hertfordshire, WD3 5RB

RESIDENTIAL PARADE RETAIL UNIT

- Full Width & Height Glazed Frontage
- Generous Ceiling Height
- Rear Store Area
- Excellent Visibility
- Situated on a Busy Parade



Maidenhead
01628 771221

5 MAIN PARADE, CHORLEYWOOD, RICKMANSWORTH, HERTFORDSHIRE, WD3 5RB

Location

Main Parade is located in the heart of Chorleywood, serving as the village's primary retail and café destination. The unit benefits from strong local footfall, a loyal residential catchment and excellent connectivity, with Chorleywood Station (Metropolitan Line and Chiltern Railways) and Junction 18 of the M25 both easily accessible.

Description

The retail unit occupies a prominent corner position in the main shopping parade of Chorleywood. The shops are serviced by ample customer car parking to the front of the units, as well as a pay and display car park nearby.

Internally, the unit comprises of a front of house sales area, with a kitchen/store room, and a WC partitioned off to the rear, and benefits from full width and height glazed frontage, as well as generous ceiling height.

The unit is currently configured as a cafe, but is open plan by build, and would well suit a variety of retail, food and beverage, or beauty occupiers.

Accommodation

	Sq.Ft.	Sq.M.
TOTAL (NIA)	415	38.55

Rent

£16,000 Per Annum Exclusive

The above rents are exclusive of business rates, service charges, insurance and utilities.

Terms

Available by way of a new effective Full Repairing and Insuring lease direct from the landlord, to be drafted outside the security of tenure provisions of the Landlord and Tenant Act 1954 part II amended.

Legal Costs

Each party to bear their own professional and legal costs incurred throughout the legal process.

VAT

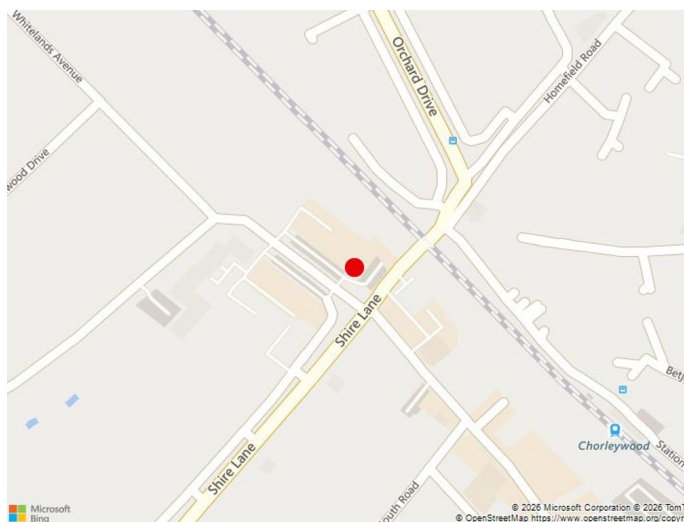
We understand the property is NOT subject to VAT.

Energy Performance Rating

C-75

Viewing Arrangements:

Please contact sole agents for further information.



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