

LOT
27

175 New Road, Croxley Green, Rickmansworth WD3 3HB

Guide Price £250,000*

FREEHOLD DEVELOPMENT PROPERTY WITH PLANNING GRANTED FOR TWO FLATS



This freehold end of terrace character building is situated on a mixed residential and commercial road within close proximity of Croxley Station. The area is well served by bus routes and road links including the A412 and M25 London Orbital Motorway. The larger centres of Watford and Rickmansworth are within easy reach. The property was formerly a butchers shop with a flat above. The first floor has been sold off on a long lease that we understand has approximately 101 years unexpired and producing a ground rent of £50 pa. The ground floor is vacant and benefits from planning permission under reference 19/1695/FUL for construction of single storey front, side and rear extensions and change of use of ground floor from retail (Use Class A1) to two one bedroom flats. Details of the planning are contained within the legal pack. There are three parking spaces to the front of the unit that will be for sole use of the two new flats once created.

ACCOMMODATION

Commercial premises approx 51.5 sq m Self-contained flat above.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Three Rivers District Council 01923 776611
Flat Council Tax Band: C Commercial Rateable Value £8400

VIEWING TIMES

By appointment through the Auctioneers subject to Government Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN