

## TO LET

### Former Vehicle Hire Site

174-186 Rickmansworth Road  
Watford, WD18 7JS

#### Key information

- Prominent Location
- Former car hire site with 2 flats (one currently vacant)
- Potential for alternative uses subject to the necessary consents
- Available May 2026 when current tenant relocates

#### Contact

Mark Frostick – 07785 522 958  
mark.frostick@rapleys.com

Jamie Johnson – 07384 115 718  
jamie.johnson@rapleys.com



## Location

The property fronts Rickmansworth Road (A412) at the junction with Queen Mary's Way approximately 1 mile to the west of Watford town centre.

The site is located next door to a recently redeveloped Ford Dealership and the surrounding residential is affluent with a more commercial area to the south west dominated by a Morrisons supermarket.

Watford is an affluent town with a district population of over 100,000 (2021 Census)

## Description

The property consists of a former petrol filling station and a converted house that is currently used for vehicle hire. The site has vehicle access from both the A412 and Queen Mary Avenue.

The main building currently provides a main office area, staff and storage areas. The former roll over car wash has been removed with this area currently used for vehicle preparation/cleaning.

Adjacent to this is a building which provides an additional office and display area to the front, with residential above.

This provides a pair of 2 bedroom flats at 184 and 186. 184 is currently let on an AST at £1,350 pcm with 186 currently vacant.

To the rear of the site is a further area of handstanding providing additional parking.

## Energy Performance

Energy Performance Asset Rating - TBC

Flat 184 – D

Flat 186 - D

## Terms & Tenure

Available by way of a new overriding lease of the whole premises from May 2026.

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same

## Rating

We are advised that the Rateable Value for the property is £30,500

The UBR for 2025/26 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

## Viewing

Strictly via the sole selling agents. Existing staff should not be approached

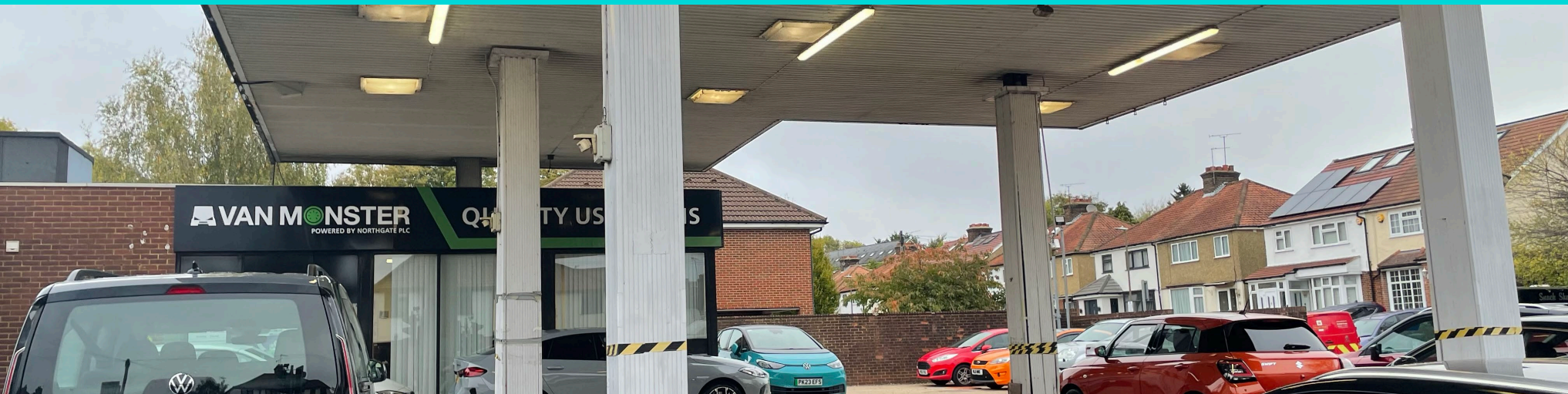
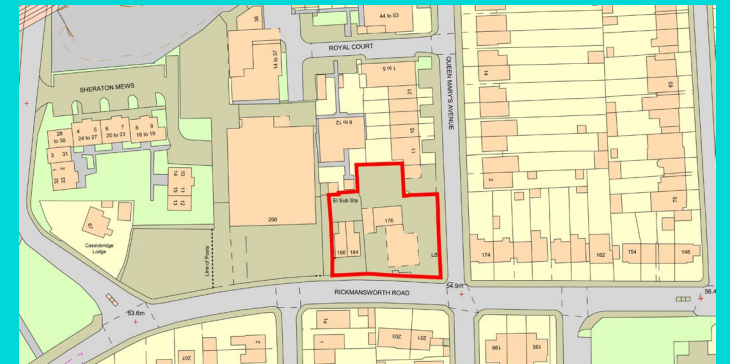
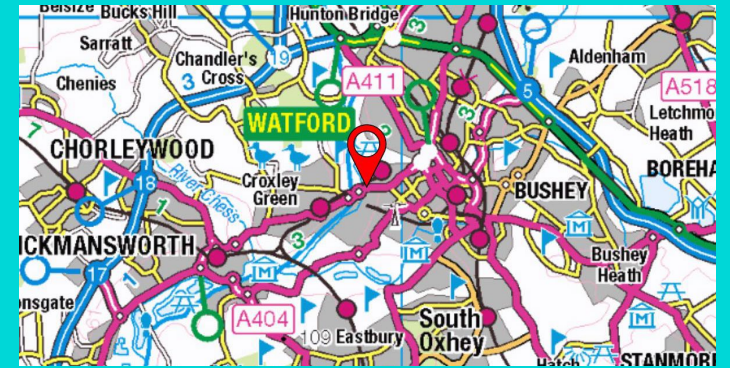


## Accommodation

The commercial aspect of the property comprises the following approximate floor areas:-

	Sq m	Sq ft
Main Office	37.45	403
Ancillary	20.35	219
Wash Bay	39.19	422
Additional Office	8.55	92
Covered display	25.59	275
<b>Total</b>	<b>131.13</b>	<b>1,411</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.146</b>	<b>0.36</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



## About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



For further details contact:  
Mark Frostick – 07785 522958  
mark.frostick@rapleys.com  
Jamie Johnson – 07384 115 718  
Jamie.johnson@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.  
Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald,  
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy.  
Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in October 2025

rapleys.com  
0370 777 6292

CAN RAPLEYS HELP WITH THE BELOW ADDITIONAL PROPERTY SERVICES

### Industries



- Automotive & Roadside
- Care & Retirement
- Charities/Not-for-Profit
- Data Centres
- Education
- Health & Animal Welfare
- Industrial & Logistics
- Life Sciences
- Local Authority
- Offices
- Renewables
- Residential
- Retail & Leisure
- Transport & Infrastructure

### Services



- Building Consultancy
- Commercial Agency
- Compulsory Purchase
- Cost Management
- Development Agency & Consultancy
- Environmental Impact Assessment
- Investment
- Lease Consultancy
- Neighbourly Matters
- Project Management
- Property Management
- Rating
- Strategic Land
- Town Planning
- Valuation
- Viability/Affordable Housing



CREATIVE | PROACTIVE | CONNECTED

RAPLEYS