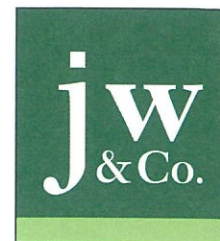


RETAIL SHOP TO LET

**82 A High Road
Bushey Heath
Herts
WD23 1GE**



JOHN WHITEMAN & CO.
CHARTERED SURVEYORS



Total floor Area 67.76 sq m (729 sq ft)

LOCATION:

The property is situated in the main shopping parade fronting onto the north side of High Road, Bushey Heath, which forms part of the main thoroughfare between Stanmore and Watford. TFL and Bushey rail station is approximately two miles away at Bushey Arches, and Stanmore Jubilee Line is just over two miles south, and there is good connection via the motorway system at junction 5 of the M1, approximately three miles to the north, which in turn links with the M25.

DESCRIPTION:

The premises comprise a ground floor lock up shop situated in a well-established and busy retail parade occupied by such tenants as McColls, Wenzels, Eye2Eye and Hair on Broadway. The parades on both sides of the High Road serve a wide affluent residential area and retail premises are not frequently available.

Regulated by RICS

80 High Street, Bushey, Hertfordshire, WD23 3HD



www.johnwhiteman.co.uk

John Whiteman & Co. LLP Registered as a Limited Liability Partnership in England & Wales No. OC352595.
Registered Office c/o Hillier Hopkins LLP, Radius House, 51 Clarendon Road, Watford, Hertfordshire, WD17 1HP
A list of members of the LLP is available at the above address.



ACCOMMODATION: The accommodation comprises a shop with internal frontage of 5.34m (17'6") and a total depth of 13.46 sqm (44'2"). Gross internal shop area 67.76 sq m (729 sq ft).

The shop has been used as Dry Cleaners and is currently arranged as a large open plan space which would be good for a number of other retail uses. The premises are supplied with mains gas, 3 Phase electric, water and drainage. There are car parking facilities at the rear of the property accessed from the service road.

LEASE TERMS: A new ten year lease, with a rent review and break clause at the end of the 5th year. The property is immediately available. The lease terms will be on the equivalent of full repairing and insuring terms.

USE: The existing planning use is Class E and this includes the original class A1 retail use, the freeholders operate a strict estate management program and a new occupier cannot conflict with any of the current occupants on the parade.

RENT: OIRO - £22,500 per annum exclusive of rates.

RATEABLE VALUE: The property is situated within Hertsmere Borough Council. 82 A High Road has a rateable value of £17,048 and the published rates payable for the year 2020/21 are £8370. Covid regulations are in place that may reduce this amount and we would advise any interested party to make their own enquiries.

EPC: The property has an EPC rating of E = 103. A copy of the certificate is available upon request.

VIEWING: Due to COVID 19 regulations, there will be restrictions for viewing, which should only be made directly with the owners' sole agents, John Whiteman & Co LLP tel. 01923 247745.

All offers and negotiations are made Subject to Contract

*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.*