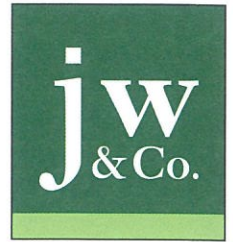


FREEHOLD FOR SALE

18 High Road
Bushey Heath
Herts
WD23 1GG



JOHN WHITEMAN & CO.
CHARTERED SURVEYORS



OFFERS IN REGION OF £600,000
Total floor Area – 130.93 sq.m (1,409sq ft)

LOCATION:

The property is situated away from the majority of the commercial property in Bushey Heath and has residential premises to either side. A public car park, free short stay and resident bays are all in close proximity. The area is well served with local transport providing access to Stanmore and Watford town centres and rail facilities. Bushey Heath has a wide selection of retail, restaurant and other amenities and has a vibrant feel with a selection of high quality fee paying and public schools. This building offers good advertising facilities due to its prominent position next to the main road.

DESCRIPTION:

This detached property is of traditional construction with accommodation over both floors. The front and rear 2 storey sections are joined by a single storey middle portion which incorporates the kitchen and living area. There is a side alley way to the left of the shop and covered store to the right, which has access to the pavement. The rear garden is long and approx. 30m (100ft) for the rear of the building which could be combined with an adjoining property to form a site for development.

Regulated by RICS

80 High Street, Bushey, Hertfordshire, WD23 3HD



www.johnwhiteman.co.uk

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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.



TENURE: Freehold with full vacant possession, upon completion of the sale. The premises area currently tenanted but vacant possession will be granted by the current occupier.

USE: The premises are currently used as a newsagent shop with storage to the front of the building and a large 2-3 bedroom residential apartment on part of the ground and first floor. The property has a large rear garden which extends from the rear of the building for approx. 30m (100ft), see plan below.

PLANNING: The mixed use of the building along with existing permitted development rights could, subject to planning permission, enable a change of use to another use which may include a takeaway food establishment or conversion to a single property or multiple residential units. The site if combined with an adjoining property could include development potential in the rear garden.

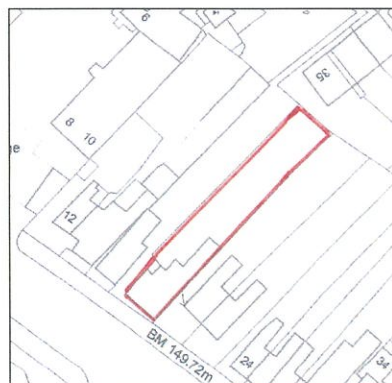
RATING: 18 High Road has a rateable value of £9,500.

EPC: EPC rating of C - 53 for the retail and D - 57 for the residential element. Copies are available upon request.



FREEHOLD PRICE: Offers are invited in the region of £600,000, subject to contract only, for the freehold of the premises.

VIEWING: As the shop is still in use all interested parties should contact the vendor's sole agent John Whiteman & Co LLP to arrange a viewing on 01923 247745, no unaccompanied viewings are to be undertaken.



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.