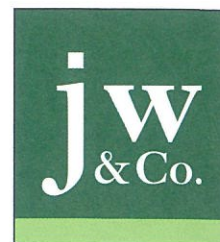


## RETAIL SHOP TO LET

**78 High Street  
Bushey  
Herts  
WD23 3HD**



**JOHN WHITEMAN & Co.**  
CHARTERED SURVEYORS



**Total floor Area – 72.48 sq.m (780sq ft)  
Additional space – 40.48sq.m (436q.ft)**

### LOCATION:

The property is situated in the heart of Bushey and is in a busy location close to popular restaurants. Kemp Place car park is within approx 150m with 2 free hours parking and free short stay, 30min, parking is possible close by. Bushey is located on a main travel route from Watford to Stanmore and has a regular bus services which connects with the main railway stations. This shop front offers good advertising facilities due to its prominent position next to the main road. Bushey “village” is a prominent retail and leisure location with a good mix of vibrant local shopping and restaurant facilities and is highly sort after.

### DESCRIPTION:

This property will suit an occupier who wants a prominent, busy street frontage. The shop has a main floor area of 72.48q.m (780sq.ft) but benefits from additional space, via separate lease of 40.48sq.m (436sq.ft). There are two dedicated car parking spaces at the rear of the block in a private service area. Internally the property is currently partitioned, the majority can be removed, to provide a number of separate rooms.

Regulated by RICS

**80 High Street, Bushey, Hertfordshire, WD23 3HD**



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A list of members of the LLP is available at the above address.



There is a partial central heating system with gas boilers in both 78 and 80 High Street. Air conditioning is retained to part of the building and could be refitted to other locations. Single phase electricity is supplied. There is a small amount of outside space at the rear of 80 High Street.

**LEASE TERM:** A new lease for a period of 10 years with an upward only rent review at the end of the 5<sup>th</sup> year. Rent will be payable quarterly in advance by bank standing order.

The Additional Space:-

This area is directly accessible from 78 High Street but is located at the rear of 80 High Street and would be held on a separate lease. The use of that area would be by separate arrangement with the adjoining landlord and we also have their instructions to find a new tenant.

**USE:** It is considered that the property is within use Class E.

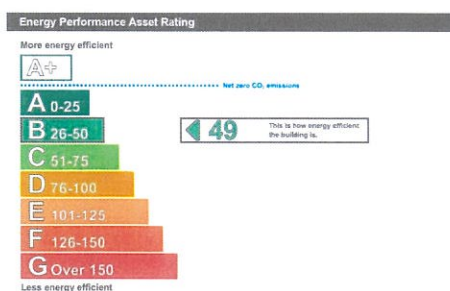
**RENT:** OIRO £19,750pa exclusive of rates.

**TERMS:** Full Repairing and Insuring.

**RENT DEPOSIT:** The freeholder will require a Rent deposit and Personal guarantees to be included in the new lease.

**RATING:** 78 High Street has a rateable value of £14,000.

**EPC:** The property has an EPC rating of 49.



**VIEWING:** The premises are currently occupied and the tenant should not be disturbed. Viewing is strictly by appointment only through the owners sole agent John Whiteman & Co LLP call 01923 247745 to arrange a viewing.

*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.*