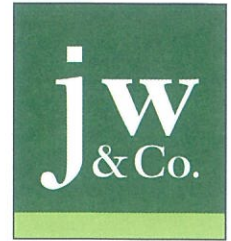


**FREEHOLD INVESTMENT
FOR SALE
29-33 High Street
Bushey
Herts
WD23 1BD**



JOHN WHITEMAN & CO.
CHARTERED SURVEYORS



**OFFERS IN REGION OF £1,100,000
Part Vacant Possession**

LOCATION:

The property is situated in the middle of the southern side of the High Street, in Bushey adjoining Zaza's restaurant, close to Kemp Place with its public car park. The whole of Bushey High Street is within the conservation area. There are good public transport links in this location to Stanmore and Bushey station, both of which provide access into Central London, as well as Central Watford for regional shopping facilities. Bushey, is an affluent area, has a wide selection of retail, restaurant and other amenities and has a vibrant feel and there always appear to be a high foot fall in this area. This building is prominent and offers good advertising facilities for retail tenants due to its position.

DESCRIPTION

A part four storey semi-detached building believed constructed C18 & C19 with a late C19 ground floor shop front and more recently converted into the current arrangement. The front commercial unit includes a basement, and the rear unit has the garden/yard. Access to the residential flats is via the side alley way and staircase to the first floor. The rear ground floor had previously been used as a flat and the current arrangement was completed to increase revenue and reverting to the residential permission may be possible, subject to any necessary planning consents etc. The 2 flats, currently occupied on AST's are included, vacant possession can be arranged.

Regulated by RICS

80 High Street, Bushey, Hertfordshire, WD23 3HD

www.johnwhiteman.co.uk



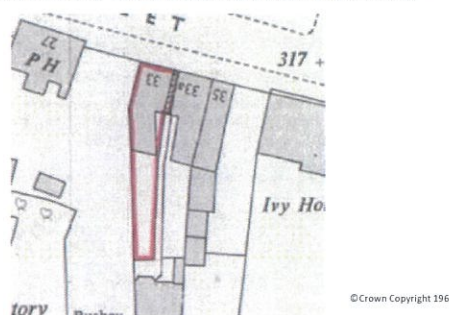
John Whiteman & Co. LLP Registered as a Limited Liability Partnership in England & Wales No. OC352595.
Registered Office c/o Hillier Hopkins LLP, Radius House, 51 Clarendon Road, Watford, Hertfordshire, WD17 1HP
A list of members of the LLP is available at the above address.



Floor	Use	Floor Area approx.	Rent
Grd floor-Front Unit	Retail area & basement	64 sq.m	£20,000pax
Grd floor-Rear Unit	Retail area & garden	42 sq.m	£18,000pax
1 st Floor Flat (29 High Street)	2 bedroom, 2 bath, 1 reception, kitchen	81 sq.m	AST - rental £1,840 pcm
2 nd Floor Flat (31 High Street)	1 bedroom, 1 bath, 1 reception, kitchen	37 sq.m	AST – rental £1,050 pcm

Freehold, subject to the leasehold interests as shown below:-

Extract of freehold title, HD61486 is shown, edged red.



1. Front - 10 years Feb. 2022, RR + mutual break clause 5th year, FRI terms, **£20,000 pax.**
2. Rear – 5 year Oct. 2023, FRI terms, rent **£18,000 pax.**
3. Headlease for 1st & 2nd floor expires 17th May 2140 subject to sub leases below.
4. 1st flr, Lease to 14/5/2140, 2 bedroom flat, let on AST – Vacant possession available.
5. 2nd flr, Lease to 14/5/2140, 1 bedroom flat, let on AST – Vacant possession available.

Total income from combined units equivalent to £72,680 pax

- PLANNING:** Ground floor front & rear commercial premises within Class E, of the current use classes order, 23/0512/FUL.
Rear ground floor – previously C3 residential flat ,15/1627/FUL.
1st & 2nd Floor – 2 residential flats with private access, 13/2161/FUL.
- RATING:** 33 High Street Bushey - Rateable Value £11,250
33c High Street Bushey - Rateable Value not yet available.
- EPC:** Copies are available upon request or obtainable online.
33 High Street - EPC rating D – 87, 33c High Street - EPC rating D - 65
29 High Street - EPC rating D – 64, 31 High Street – EPC rating D - 67
- VAT:** The property is not registered for VAT. No VAT will be charged to sale price.
- FREEHOLD PRICE:** Offers invited in the region of **£1,100,000**, subject to contract only, for the freehold of the premises, subject to the leasehold interests.
- VIEWING:** As the commercial element is occupied, 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.