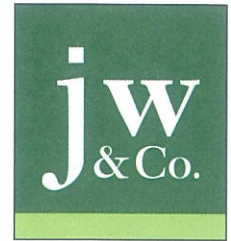


RETAIL SHOP TO LET

**53 High Road
Bushey Heath
Herts
WD23 1GE**



JOHN WHITEMAN & CO.
CHARTERED SURVEYORS



Total floor Area 44.55 sq m (480 sq ft)

LOCATION:

The property is situated on the southern side of the High Road, Bushey Heath, which forms part of the primary 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.

The shopping parades on both sides of the High Road serve a large affluent residential area and retail premises in this location are rarely available.

DESCRIPTION:

The premises are a ground floor lock up shop situated in a well-established and busy retail precinct with a wide selection of occupiers including 2 large supermarkets, various restaurants including Chinese, Sushi and Italian, Opticians, specialist food suppliers, Chemist beauticians and hairdressers.

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.



ACCOMMODATION: This retail shop has a frontage of 5.29m (17'4"), an internal width of 4.35m (14'3") and a total depth of 10.52 m (34'6"). Net internal shop area 44.55 sq m (480 sq ft). Car parking spaces for 3 vehicles, in tandem, are located at the rear of the building.

Air conditioning is present in the shop and it has mains electric, water, drainage and there is a gas supply to the building. The car parking is accessed to the rear of the building over a shared service road.

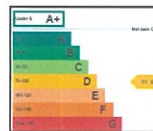
LEASE TERMS: A new ten year lease, with a rent review the end of the 5th year and terms will be on the equivalent of full repairing and insuring basis.

USE: The existing planning use is within Class E of the use class order.

RENT: OIEO - £20,000 per annum exclusive of rates.

RATEABLE VALUE: The property is situated within Hertsmere Borough Council. 53 High Road has a rateable value of £14,000.

EPC: EPC rating of D = 91.



VIEWING: All viewings are to be accompanied with the freeholders 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. The services, heating (if any) and internal cabling have not been tested. The RICS has introduced a Code of Leasing Business Premises which should be consulted by parties considering making an offer.