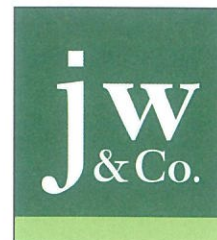


RETAIL SHOP For Sale - Freehold

28 Pinner Road
Oxhey Village
Watford
Herts, WD19 4ED



JOHN WHITEMAN & CO.
CHARTERED SURVEYORS



Offers In Excess Of £470,000

LOCATION:

The property is at a prominent entrance into Oxhey Village, on corner of Pinner Road and Capel road, adjacent to Bushey mainline station entrance. There are free public parking facilities outside the shop, 1 hour limit. Oxhey Village is a vibrant community with good transport links and close to open greenbelt land. Pinner road is a major roadway into Watford and the shop benefits from the passing traffic and local footfall. The whole of Oxhey Village is within a Conservation area. The area is mainly a residential location there are some local facilities which including a baker, coffee shop, barber, hairdresser, pharmacy and convenience stores.

DESCRIPTION:

The building comprises a retail shop and a self-contained one bedroom flat. There is hard standing to the front and flank of the building which would provide parking for 2 vehicles. The building has 2 frontages which can provide marketing for the occupier.

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.



Access into the residential flat is from directly off Pinner Road. Access to the shop is currently from Capel Road but the original entrance from Pinner Road is retained, which could enable the retail to be subdivided into 2 retail units.

Retail Shop:-

Ground floor net internal area – 76.36 sqm

Basement storage – 11.31 sqm

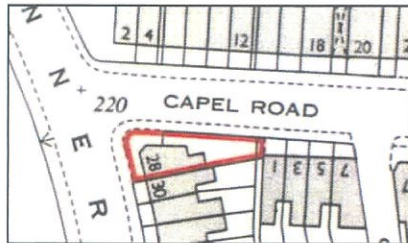
1st Floor Flat:-

Living room, Bedroom, kitchen & bathroom –

Floor area - IPMS – 3B – 37.64sq

TENURE:

Freehold, full vacant possession, extract of title plan, HD88624 is shown below:-



PLANNING:

Ground floor and basement are Class E of the use class order.

First Floor self-contained flat.

Pre-planning scheme was prepared to convert ground floor and basement into 2 separate flats. Alternative commercial uses, including hot food takeaway, may be possible, subject to planning consent.

FREEHOLD PRICE:

Offers invited, in excess of £470,000, subject to contract only, for the freehold premises, with full vacant possession.

RATEABLE VALUE:

Within the Borough of Watford and a Rateable value of £19,000.

COUNCIL TAX:

Council Tax Band "A" and annual charge of £1562.25.

EPC:

The property has an EPC rating of D.

A copy of the certificate is available upon request.

VIEWING:

No viewings should be attempted privately, all viewings should be arranged and accompanied by 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.