

SHOP TO LET
46 High Street
Bushey
Herts
WD23 3HL



RENT - £16,800 pax
TOTAL FLOOR AREA 42.02 SQ M (452 SQ FT)

LOCATION:

The property is situated on the northern side of the High Street in Bushey village, close to Kemp Place with its public car park. 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 region shopping facilities.

Bushey village has a wide selection of retail, restaurant and other amenities and has a vibrant atmosphere. This section of the High Street is situated within the conservation area and changes to the elevation or use of the property may require planning permission.

DESCRIPTION:

The property comprises a ground floor lock up shop fronting onto the High Street at the junction with Cow Lane. This building is Grade II listed, and has timber studwork visible to the first floor and has been separated into 2 retail units. The first floor of the building is a residential flat which is accessed from a separate entrance.

The shop accommodation is arranged as follows:

Internal frontage	3.40 m (11ft 1")
Shop depth	12.8 m (41ft 11")
Rear width	2.66 m (8ft 8")
Main Shop floor area	37.98 sqm (408 sq ft)
Separate WC	
Rear store	2.66 x 2.14m = 5.67sq m (61 sq ft)

Air conditioning fittings and electric storage heaters are untested.
There is no car parking.

- LEASE TERMS:** A new (minimum) 5 year lease, with terms will on the equivalent of Full Repairing Insuring basis. A 3 month rent deposit will be required to be held for the duration of the lease.
- USE:** The property is within Class E of the current use class orders and most recently has been used as a coffee shop including the sale of cakes and cold sandwiches.
- RENT:** OIRO - £16,800 per annum exclusive
- RENT DEPOSIT:** A rent deposit will be required to be held for the duration of the lease, this will be for the equivalent of a minimum of 3 months rent.
- RATEABLE VALUE:** The premises are within Hertsmere Borough Council
Current rateable value - £10,000
- EPC:** The premises have an EPC – B (40)
- VIEWING:** All viewings are strictly by appointment with the freeholder's sole agent
John Whiteman & Co LLP, tel: 01923 247745, or email:
commercial@johnwhiteman.co.uk

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 RICS has introduced a Code of Leasing Business Premises which should be consulted by parties considering making an offer.