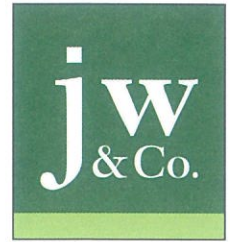


Retail Shop - TO LET

**44 High Street
Bushey
Herts
WD23 3HL**



JOHN WHITEMAN & CO.
CHARTERED SURVEYORS



**RENT - £27,500pax
Total Floor Area – 110.757 sq.m (1,192sq ft)**

LOCATION:

This landmark detached building is in the heart of Bushey, adjoining Cow Lane, opposite ZAZA and is in a busy location close to popular restaurants. The location has high footfall and free short stay parking in front of the parade with long stay car parking approx.100 m away in Kemp Place. Bushey is located on a main transport route from Watford to Stanmore and has regular bus services in both directions.

Bushey “village” is a prominent and busy location with 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 of use may require planning consent.

DESCRIPTION:

This is a ground floor lock up shop fronting onto the High Street with return frontage onto Cow Lane. The shop front offers excellent advertising facilities due to its prominent position with a triple frontage as well as return frontage onto Cow Lane.

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.



There is rear access to the shop from Cow Lane.

Internal frontage 11.79m (38ft 8")
Shop Depth approx. 9.88m (32ft 5")
Ground Floor Area 96.59sq.m (1,040sq.ft)
1st Floor Area 14.17sq.m (153sq.ft)
Separate WC
No car parking.

LEASE TERMS: A new 10 year lease, on FRI terms, with a rent review at the end of the 5th year. A new lease will be available from 23rd March 2026.

USE: The building comprises a retail shop on the ground floor which is within Class E of the use classes order.

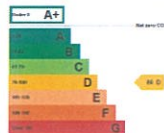
RENT: OIRO £27,500 per annum exclusive

RENT DEPOSIT: A rent deposit will be required upon the grant of the new lease.

ACCESS: The premises benefit from direct access from the public highway and with further pedestrian access to the rear across a courtyard.

RATING: 44 High Street – RV £29,000 from 1st April 2026
(Approx. rates payable £11,078 – further small business rates relief may be available)

EPC: The retail shop has an EPC rating of 86.



VIEWING: All interested parties should contact the freeholders' sole agent, no self-inspections are permitted, John Whiteman & Co LLP to arrange a viewing on 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 RICS has introduced a Code of Leasing Business Premises which should be consulted by any party considering making an offer.