



SITUATION

Located near to the junction with The Rutts and amongst such multiples as **Coral, Budgens, Barnardo's, Domino's, Hob, McColl's/Post Office** and a host of local traders all serving the surrounding residential area. In addition, there is a public car park diagonally opposite the property.

Bushey Heath lies approx. 13 miles north-west of Central London and 2 miles south-east of Watford Town Centre and enjoys good road links via the A41 and the M1 (Junction 5).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at first floor level. The property benefits from uPVC double glazing and gas central heating.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	15'5"
Internal Width	13'3"
narrowing at rear to	7'4"
Shop & Built Depth	37'9"

WC	
GIA	Approx. 390 sq ft

First Floor Ancillary

2 Rooms, Kitchen, WC	
GIA	Approx. 370 sq ft

Total GIA	Approx. 760 sq ft
------------------	--------------------------

VAT is NOT applicable to this Lot



FREEHOLD offered with VACANT POSSESSION

Note 1: Refer to Auctioneers to view the Virtual Tour and Floor Plans.

Note 2: There is access to the rear of the property from the High Road via a side passageway which could facilitate the creation of a self-contained upper part.

Note 3: In addition to Retail Use, the new Use Classes Order, which comes into effect from 1st September 2020, may enable the property to be used as an office, financial & professional services, café or restaurant all by way of permitted development. Refer to Hertsmere Borough Council's Planning Department for more information – www.hertsmere.gov.uk

Vacant Shop & Upper

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Julian Bloom & Co.
Tel: 020 8950 3001 Ref: Julian Bloom
Email: info@jbloom.co.uk