



SITUATION

Located within this established parade of local traders serving the surrounding popular residential area and only a few hundred yards from Bushey Station (Overground) and approx. ¾ mile from Watford town centre.

Bushey lies approx. 15 miles north-west of central London and enjoys easy access to the M1 (Junction 5).

VAT is NOT applicable to this Lot

FREEHOLD

PROPERTY

An end of terraced building comprising a **Ground Floor Shop** with separate rear access to **2 Self-Contained Flats** on the first and second floors.

Note 1: Refer to Lots 24–26 for other properties being offered in this parade.

Note 2: In the Vendor's opinion, the current rents for the flats are low and therefore there is potential for rent increases in the future.

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 1 (Ground Floor Shop)	Area Approx. 395 sq ft	J. Manning (Tattooist)	For a term expiring February 2023	£12,500	Repairing and Insuring – refer to lease.
No. 1a (Flat)	1 Bed Flat	Individual(s)	For a term expiring 16th November 2020	£6,300	AST See Note 2.
No. 1b (Flat)	1 Bed Flat	Individual(s)	Holding over	£7,200	AST See Note 2.
				Total: £26,000	

¹Not inspected. Areas from VOA.

£26,000 per annum

The Surveyors dealing with this property are
Steven Grossman and **Jonathan Ross**

Vendor's Solicitors

Freemans Solicitors
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Email: hf@freemanssolicitors.net

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'**

