



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. 3/4 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

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 2 (Ground Floor Shop – used as an office)	Area Approx. 391 sq ft				VACANT
No. 2a (Flat)	1 Bed Flat	Individual(s)	For a term expiring 19th November 2020	£6,600	AST See Note 2.
No. 2b (Flat)	1 Bed Flat				VACANT
No. 2c (Flat)	1 Bed Flat	Individual(s)	For a term expiring 20th November 2020	£7,500	AST See Note 2.
				Total: £14,100 plus Vacant Shop & Vacant Flat	

¹Not inspected. Areas from VOA.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop (used as an office)** with separate access to **3 Self-Contained Flats**. Flats 2a & 2b have separate front access and are planned on the first and second floors and Flat 2c is accessed from the rear and planned on the lower ground floor.

Note 1: Refer to Lots 23, 25 & 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.

£14,100 p.a. Plus Vacant Shop & Flat

Vendor's Solicitors

Freemans Solicitors

Tel: 020 7935 3522 Ref: Howard Freeman

Email: hf@freemanssolicitors.net

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

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'**

