



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).

PROPERTY

A terraced building comprising **3 Ground Floor Shops (one with a Basement)** and separate front access to a **Ground Floor Office** and **6 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD

Note 1: Refer to Lots 23, 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.

£60,940 per annum

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

Vendor's Solicitors

Freemans Solicitors
Tel: 020 7935 3522 Ref: Howard Freeman
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'**



TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 3 (Ground Floor Rear Office)	Area Approx. 90 sq ft	Accountability Solutions Ltd (Accountant)	For a term expiring 31st July 2022	£2,400	Repairing and Insuring – refer to lease.
No. 4 (Ground Floor Shop)	Area Approx. 320 sq ft	Ispex Ltd (Prescription glasses)	For a term expiring 31st July 2022	£5,000	Repairing and Insuring – refer to lease.
No. 5 (Ground Floor Shop)	Area Approx. 188 sq ft	Cimex Pest Control Ltd (Pest control / antiblock drainage / domestic appliance repairs)	For a term expiring 31st July 2025	£3,500	Repairing and Insuring – refer to lease. Rent Review 2022.
No. 6 (Ground Floor Shop & Basement)	Ground Floor Shop Area Approx. 399 sq ft Basement Area Approx. 187 sq ft	A Beauty Spot Ltd (Beauty Clinic)	For a term expiring 21st November 2027	£7,500	Repairing and Insuring – refer to lease. Rent Review 2022. Tenant's Breaks May 2022 and every 18 months thereafter. The Tenant did not operate the 2020 break clause.
No. 4a1 (Flat)	1 Bed Flat	Individual(s)	For a term expiring 28th November 2020	£6,600	AST See Note 2.
No. 4a2 (Flat)	1 Bed Flat	Individual(s)	For a term expiring 4th November 2020	£5,940	AST See Note 2.
No. 4b (Flat)	Studio Flat	Individual(s)	For a term expiring 30th November 2020	£7,800	AST See Note 2.
No. 4c (Flat)	1 Bed Flat	Individual(s)	For a term expiring 15th December 2020	£6,300	AST See Note 2.
No. 6a (Flat)	Studio Flat	Individual(s)	For a term expiring 30th November 2020	£8,400	AST See Note 2.
No. 6b (Flat)	1 Bed Flat	Individual(s)	Holding over	£7,500	AST See Note 2.
				Total: £60,940	

¹Not inspected. Areas from VOA.