



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 **3 Self-Contained Flats**. Two flats (both named Flats 9a) are on the two upper floors and Flat 9b is at rear ground floor level.

Note 1: Refer to Lots 23–25 for other properties being offered in this parade.

Note 2: In the Vendor's opinion, the current rent for the flat is low and therefore there is potential for a rent increase in the future.

TENANCIES & ACCOMMODATION

Property	Accommodation ¹	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 9 (Ground Floor Shop)	Area Approx. 165 sq ft	M. Golding	For a term expiring 30th November 2022	£3,400	Repairing and Insuring – refer to lease.
No. 9a (First Floor Flat)	1 Bed Flat			VACANT	
No. 9a (Second Floor Flat)	1 Bed Flat	Individual(s)	For a term expiring February 2021	£7,200	AST See Note 2.
No. 9b (Ground Floor Flat)	1 Bed Flat			VACANT	

¹Not inspected. Areas from VOA.

**Total: £10,600 plus
2 Vacant Flats**

£10,600_{p.a.} Plus 2 Vacant Flats

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'**

