

## FOR SALE - INVESTMENT



51 High Road, Bushey WD23 1EE

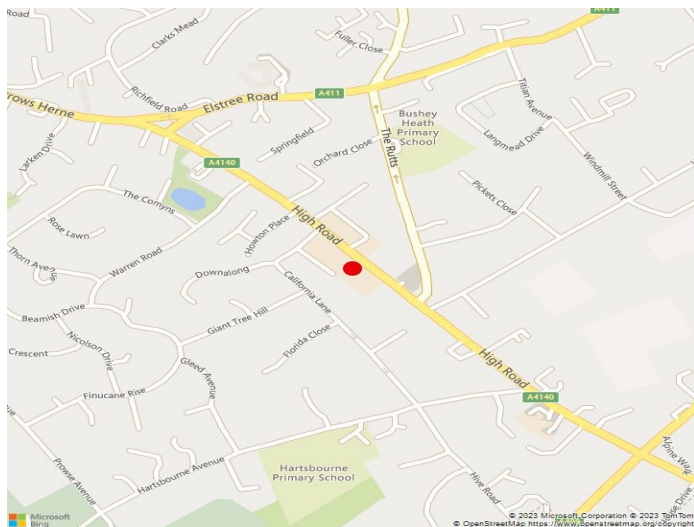
Guide price £950,000

**FREEHOLD INVESTMENT FOR SALE**

- SHOP & 4 STUDIO UNITS LET
- 2 VACANT OFFICE SUITES
- CURRENT INCOME £42,352 PA

## Location

The property is prominently located along Bushey High Road, situated in the popular area of Bushey Heath, home to a variety of local shops and businesses. Nearby traders include Morrisons, Wenzels, Budgens, HOB Salons and Dominos.



## Description

The property comprises of lower ground, ground, first and second floors. The ground floor retail unit which offers ground and lower ground accommodation has recently been let by VDBM to an Aesthetics Clinic. Separate front entrance door leading to four studio apartments let on AST agreements. There are also two vacant office suites located to the rear. Please NOTE: Our client has received planning permission (ref. 23/0887/FUL Hertsmere Borough Council) granted for the extension of the ground, first and second floors with alterations. Externally, there is a rear yard which also provides parking for 3 cars.

Current annual income of £42,352 per annum.



## EPC

An energy performance certificate (EPC) is available upon request. The property has an energy ratings as follows:-

Flat 1 - D (64)

Flat 2 - D (58)

Flat 3 - C (73)

Flat 4 - D (62)

Shop - D (89)

## Price

£950,000 Guide price

## VAT

We understand that VAT is not payable on the purchase price

## Legal Costs

Each party to bear their own legal costs.

## Viewings

Strictly by appointment through VDBM.  
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## DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.