

33a High Street | Bushey |
WD23 1BD

Shop | To Let



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Location

Bushey benefits from its station having direct links to London Euston and its close proximity to the amenities and attractions of Watford. There are a number of leading schools in the area, along with a variety of shops, cafes and some popular restaurants.

The premises are located on the corner of High Street & Kemp Place close to Zaza Italian Restaurant and opposite the Red Lion public house. The Kemp Place public car park is close by.

The High Street has a number of restaurants, takeaways, chemists, estate agents, dry cleaners, barbers, hairdressers and nail bars.

Description

Ground floor shop laid out as a retail area at the front with a small area of potential retail behind the staircase and a rear ancillary area. There is a first and second floor and a basement with an outside area to the rear.

Accommodation

The property has the following approximate floor areas:-

Ground floor sales		26.91 Sq.m		290 Sq.ft
Ground floor potential sales		14.40 Sq.m		155 Sq.ft
Ground floor anc		16.25 Sq.m		175 Sq.ft
First floor area		49.23 Sq.m		530 Sq.ft
Second floor area		25.54 Sq.m		275 Sq.ft
Basement area		TBC		

Terms

The premises are available on a new lease on terms to be agreed.

Rent

Upon application.

EPC

Further details available upon request. E 104.

Rates

The Rateable Value from April 2024 is £13,000.

For rates payable please refer to the Local Charging Authority, Hertsmere Borough Council - 020 8207 2277.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



Contact

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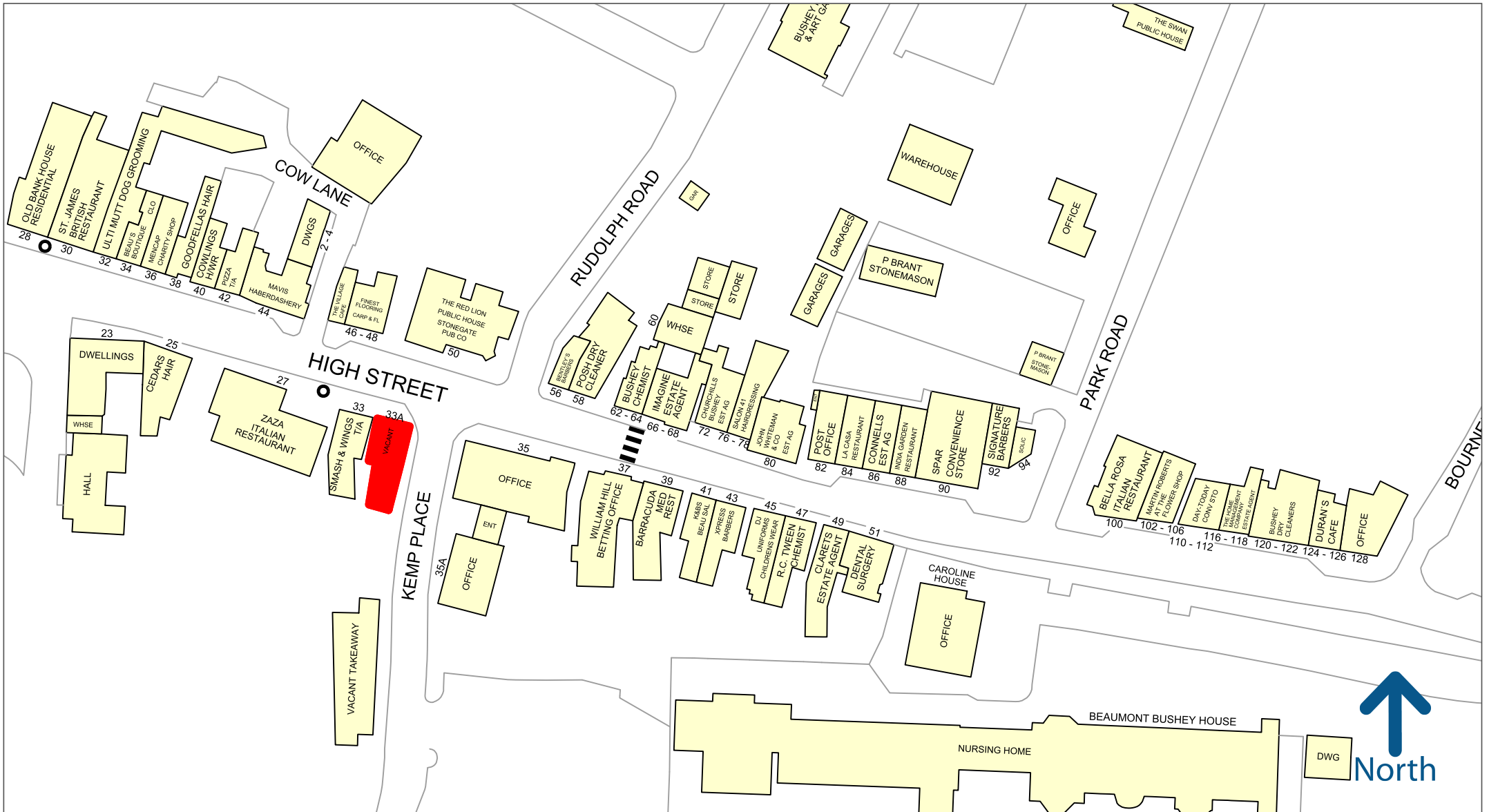
VIEWINGS - Strictly by appointment

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyers/Funders/Lessee

Brasier Freeth is a RCS regulated firm and is subject to the RCS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



50 metres

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