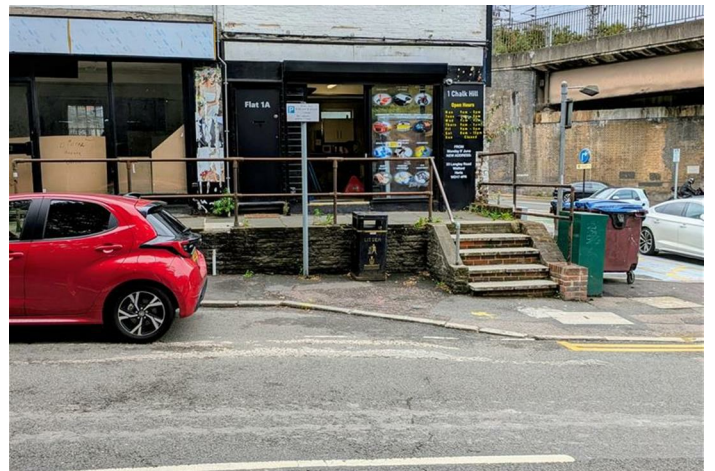
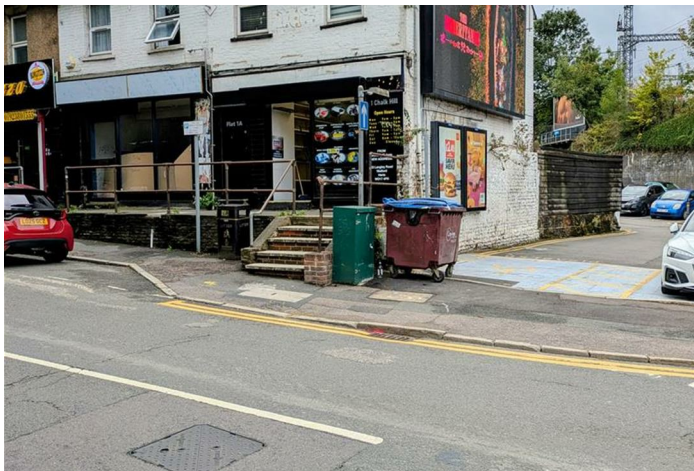


FREEHOLD



Commercial (EPC Rating: D)

CHALK HILL, BUSHEY, WATFORD,
WD19 4BL

Guide Price

£425,000

0 Bedroom Commercial located in Watford

Warren Anthony Commercial are due to abortive negotiations delighted to bring back to the market this well located freehold investment opportunity offered now potentially with full vacant possession comprising on the ground floor a shop including internal storage and WC with on the first floor (currently still tenanted and with its own access) a self contained 2 bedroom flat with the tenancy having expired and the tenant having agreed to leave by the 30 September 2026 possibly negotiable.

It is situated on a small and ever popular parade of shops close to Bushey Arches each with their own self contained flat above, public car park adjoining, close to Aldenham Road, Pinner Road and Bushey Mainline Railway Station (with fast train to Euston in 20 minutes approx.) with Watford Town Centre within about 5 minutes drive approx. as well as easy access to both the M1 and M25 motorways nearby.

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Ground floor shop (with rear access also) including internal storage 70.72 square metres/761 square feet approx.
WC

First floor self contained flat comprising 2 bedrooms currently let on what was previously an Assured Shorthold Tenancy at a very discounted rent of only £650.00 per calendar month/££7,800.00 per annum exclusive of all outgoings it having expired with therefore vacant possession possible subject to the appropriate notice having been served. Alternatively, the tenant we believe happy to renew on terms to be agreed with potential to increase the rent to at least £1,300.00 to £1,400.00 per calendar month negotiable. Also having already agreed to vacate by the 30 September 2026.

In addition there is on the flank wall to the property currently one large electronic hoarding with a further two smaller electronic hoardings below each let on a rolling annual contract and producing £4,000.00 per annum for the larger hoarding and £300.00 per annum for both the smaller hoardings in total some £4,300.00 per annum plus existing income from the flat totalling therefore, at present for the whole (excluding the shop) a maximum of £12,100.00 per annum.

Rateable value £8,400.00

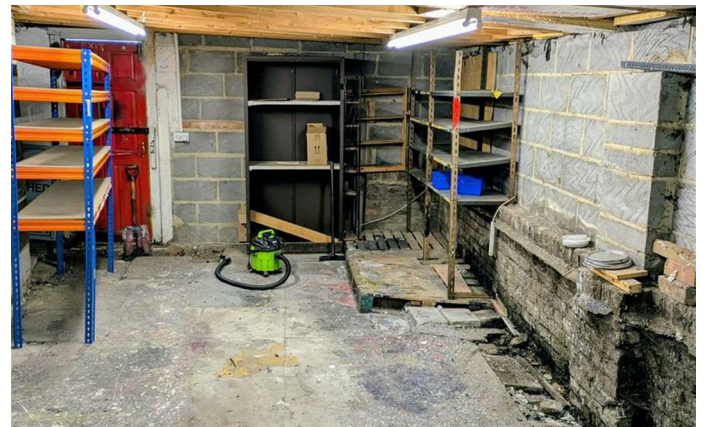
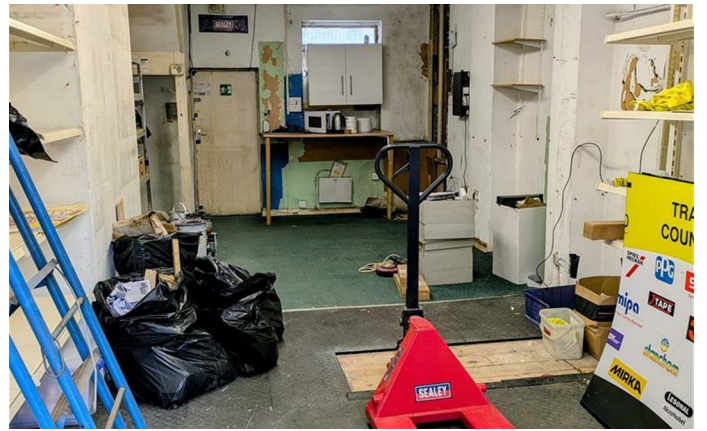
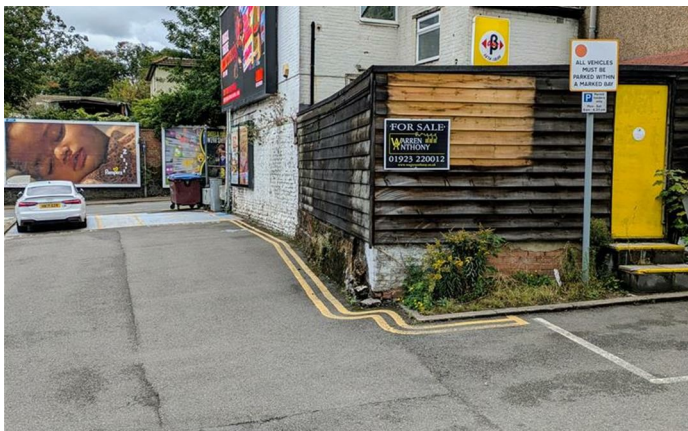
Energy performance certificate with currently an EPC for the flat only with an Energy Rating D and valid now until 1 August 2035 whereas an Energy performance certificate/EPC for the shop now booked with rating to be added at the earliest possible date week commencing Monday 25 August 2025.

Guide price for the freehold (with either part and/or full vacant possession) £425,000 subject to contract.

A non refundable deposit in the sum of £1,000.00 payable to the selling agent Warren Anthony Estate Agents this on terms for the sale having been agreed and will be paid separately to any other costs and/or fees paid and separate in particular to any/premium/price paid.

Legal costs with each party to be responsible for the payment of their own legal costs incurred.

Viewing highly recommended and strictly by way of prior appointment only through Sole Agents Warren Anthony Commercial on 01923 220012 option 3.

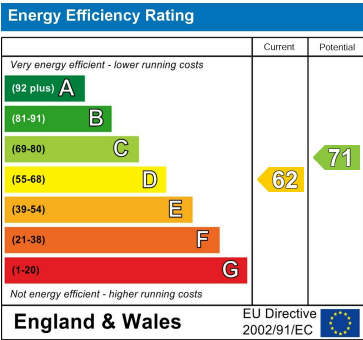


WATFORD SALES | 12 MARKET STREET, WATFORD, HERTFORDSHIRE, WD18 0PD

Council Tax Band

D

Energy Performance Graph



Call us on

01923 220012

sales@warrenanthony.co.uk

<https://www.warrenanthony.co.uk>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the

