

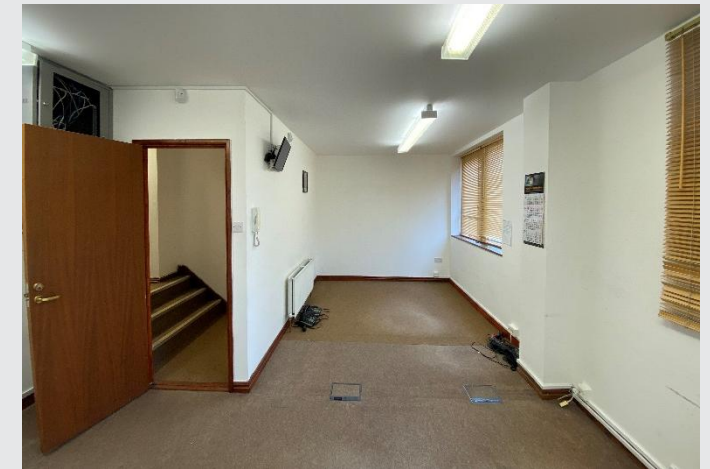
# PERRY HOLT

CHARTERED SURVEYORS

# FOR SALE

## Detached office building

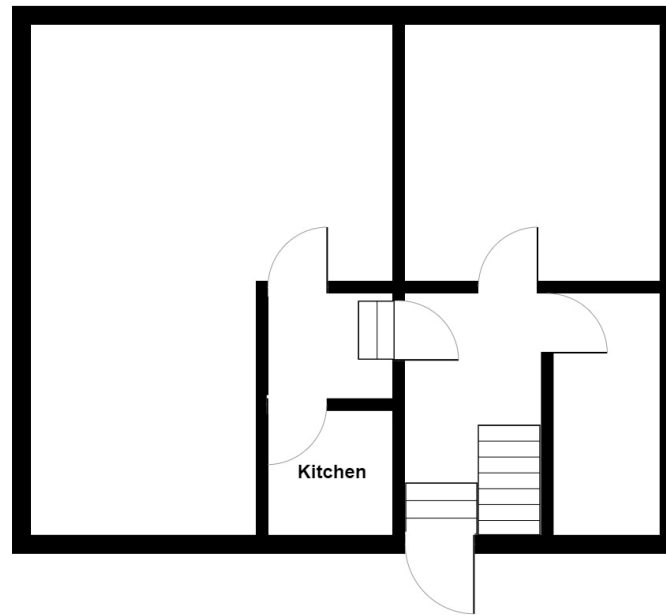
Profex House, 25-27 School Lane, Bushey, Hertfordshire,  
WD23 1SS



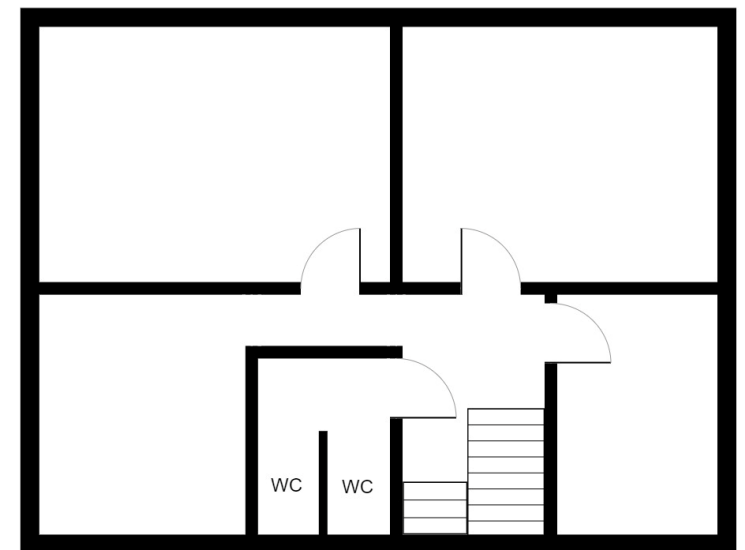
## ACCOMMODATION

	Sq ft	Sq m
Ground floor	486	45.15
First floor	476	44.22
<b>Total</b>	<b>962</b>	<b>89.37</b>

Ground Floor



First Floor



All measurements are approximate and for information purposes only

## AMENITIES

- ✓ Part tenanted – but vacant possession can be achieved.
- ✓ May suit an owner occupier
- ✓ May convert to residential, subject to obtaining relevant planning permission
- ✓ 2 parking spaces

## LOCATION

Bushey is an attractive commuter town located just off the A41 between Watford and Stanmore, some 15 miles north-west of Central London and close to the M1 motorway (Junction 5).

The property has pedestrian access from either School Lane or Sparrows Herne via Police Station Lane with parking on School Lane. The premises are located close to a number of office users and local traders and is approximately 1.5 miles from Bushey & Oxhey Station (Euston approximately 20 minutes).

## DESCRIPTION

Detached office building totalling approximately 962 sq ft NIA set over ground and first floors currently configured with communal ground floor kitchen and 1st Floor W/C facilities and benefitting from 2 car parking spaces. There are currently 2 tenants in occupation with 2 vacant suites totalling approximately 318 sq ft on the ground floor. The rental income can be disclosed upon application.

## PRICE

£385,000 for the freehold interest

## RATES

Ground Floor Rateable Value: £7,600

First Floor Rateable Value: £7,300

Rates to be confirmed with Hertsmere Borough Council.

## VAT

We understand that VAT is payable on the purchase price.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

# PERRY HOLT

CHARTERED SURVEYORS

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