

RETAIL UNIT – TO LET

37 HIGH STREET BUSHEY

WD23 1BD

bf.
brasier freeth



LOCATION

The property occupies a prominent position along the High Street in Bushey, an affluent residential town within Hertfordshire. The parade is well established and is surrounded by a diverse mix of independent retailers, cafés, and restaurants.

Bushey is located approximately 2 miles to the southeast of Watford and approximately 16.5 miles to the north of Central London. The town is conveniently located adjacent to the A41 and the M1 (junctions 4 and 5), both providing easy access southbound towards Central London and northbound towards the M25 (junctions 19, 20 and 21).

Bushey Railway station is also located less than a mile from the subject property, providing frequent services into central London.

DESCRIPTION

The property comprises a ground floor shop with ancillary basement accommodation. The ground floor is to provide open plan accommodation, suitable for a variety of different uses.

A planning application has been submitted for the property, which is to include a ground floor extension, providing approximately 480 sq ft of additional retail trading space.



ACCOMMODATION

Following the proposed development works, the premises is to provide the following approximate net internal floor areas:-

Floor	Size Sq.m	Size Sq.ft
Ground Floor	189.00	2,035
Basement	42.75	460
Total	231.75	2,495

TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RENT

£50,000 per annum exclusive, plus VAT (if applicable).

EPC

Further details available upon request. B 40.

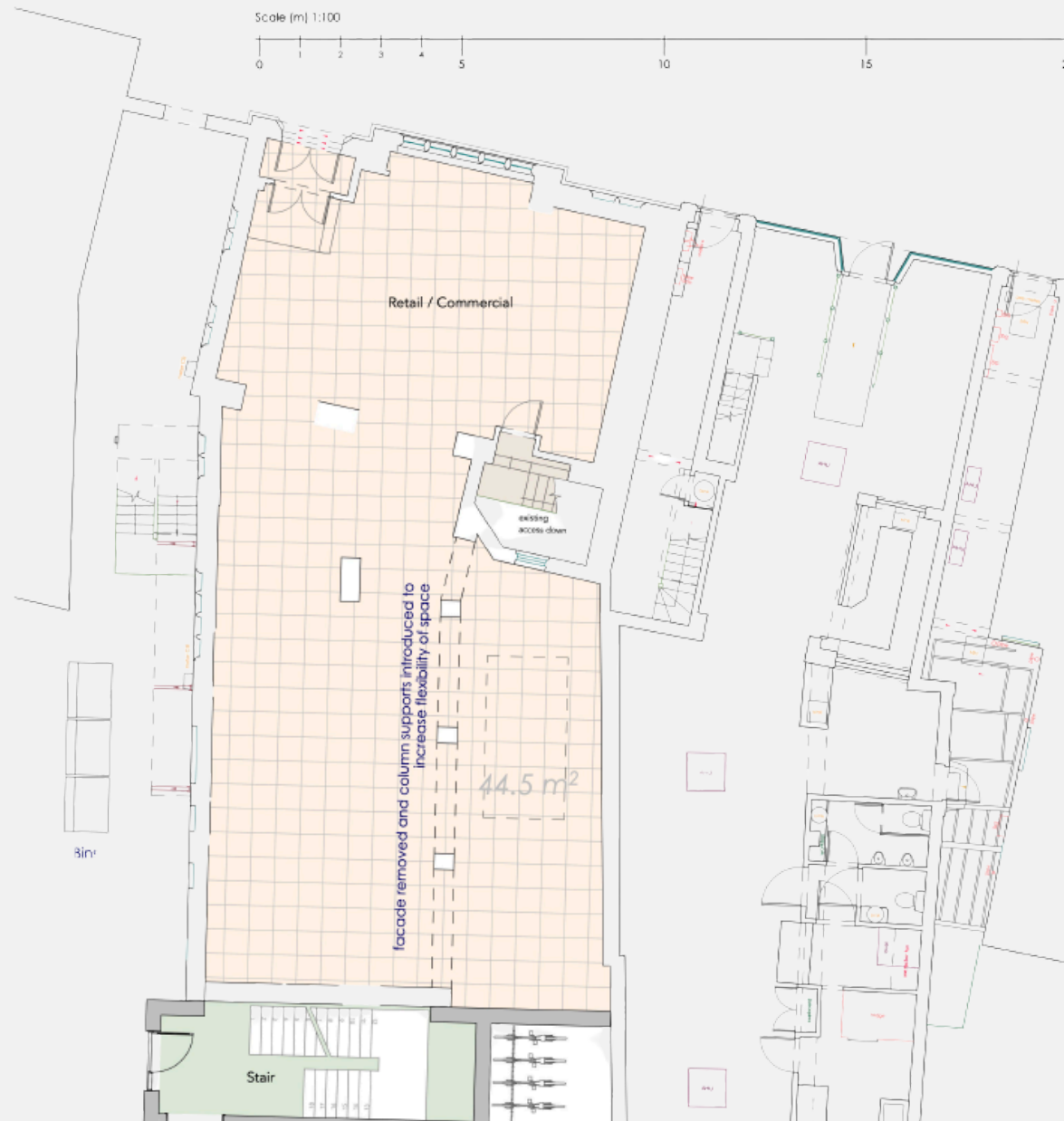
BUSINESS RATES

The VOA website shows an entry in the current Rating List of £38,000.

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

LEGAL COSTS

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



CONTACT

GET IN TOUCH

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