

6 WEEK COMPLETION

**SITUATION**

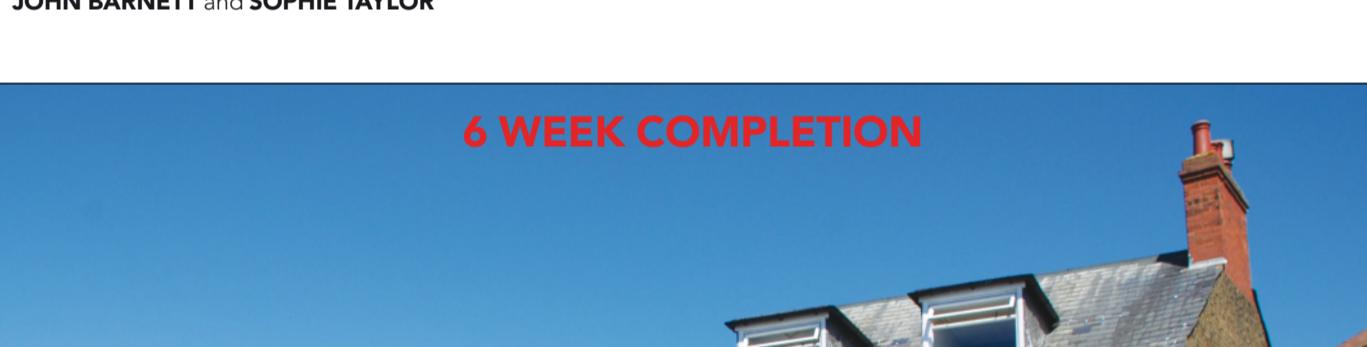
Located at the junction with Park Road in this established local parade within the Bushey High Street Conservation Area. Bushey lies approximately 13 miles north-west of Central London and 1 ½ miles south-east of Watford Town Centre and enjoys good road links via the A41 and M1 (Junction 5).

**PROPERTY**

Forming part of a terraced parade comprising a substantial corner **Ground Floor Restaurant** with a **Self-Contained Flat** on the first floor together with an adjoining **Ground Floor Shop** with separate rear access to **Self-Contained Offices** on the ground, first and second floors. In addition, there is a large rear **Private Car Park** for at least 12 cars.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**



**£52,000 per annum**

The Surveyors dealing with this property are  
**JOHN BARNETT** and **SOPHIE TAYLOR**

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**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Nos. 98/100 (Restaurant, Flat and 7 Parking Spaces)	<b>Ground Floor Restaurant</b> Gross Frontage 39'6" Internal Width 32'0" Shop Depth 32'6" Kitchen Area Approx 375 sq ft 2 WCs <b>First Floor Flat</b> 3 Rooms, Bathroom, separate WC <b>Plus 7 Parking Spaces</b> (Nos. 6, 7, 9, 10-13)	<b>M Lee</b> (t/a Zins Palace Chinese Restaurant Ltd)	30 years from 29th September 1995	£27,000	FRI <b>Rent Reviews 2015</b> and 5 yearly. £13,500 Rent Deposit held. The shop has been used as a Chinese restaurant since 1990.
No. 102 (Ground Floor Shop)	Gross Frontage 22'0" Internal Width 21'0" Shop Depth 20'0" WC	<b>M Roberts</b> (Florist)	10 years from 3rd February 2010	£8,500 <b>(Rising to £9,500 in 2013)</b>	FRI <b>Rent Review 2016</b> Tenant has been in occupation since 1995
No. 106 (Offices and 5 Parking Spaces)	<b>Ground Floor Offices</b> Area Approx 235 sq ft <b>First Floor Offices</b> Area Approx 514 sq ft WC <b>Second Floor Offices</b> Area Approx 330 sq ft WC <b>Total Area Approx</b> 1,079 sq ft <b>Plus 5 Parking Spaces</b> (Nos. 1-4 & 8) <b>(See Note)</b>	<b>D Sheridan</b> (Solicitors)	Holding over (Lease expired June 2011)	£16,500	FRI Tenant has been in occupation for over 20 years
<b>TOTAL</b>				<b>£52,000</b>	

**Note: The lessee of Nos. 98/100 may use the 5 car parking spaces demised to the lessee of No. 106 on Saturdays, Sundays and every weekday evening after 6pm.**

**VENDOR'S SOLICITORS**

BSG Solicitors LLP - Tel: 020 8343 4411

Ref: J Swerner Esq - Email: jeremy@bsgsolicitors.com

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE

The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts