

LOT 1

98-106 High Street, Bushey,
Hertfordshire WD23 3DE

Reserve Below £500,000
IN SAME OWNERSHIP
FOR OVER 40 YEARS



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



TENANCIES & ACCOMMODATION

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

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.