



SITUATION

Located at the junction with Moatfield Road and directly opposite **Little Reddings Primary School** in this established, fully occupied shopping parade serving the surrounding residential area. Bushey is an affluent North London suburb situated approximately 15 miles north-west of central London and only 3 miles from Watford. The property is easily accessed being only 2 miles from the M1 (Junction 5) and under a mile from the A41.

PROPERTY

An end of terrace building comprising a **Ground Floor Double Shop** with separate rear access via a side entrance and communal balcony to **2 Self-Contained Flats** on first and seconds floors. The property includes a **Garage** and includes a **Rear Service Road**.

ACCOMMODATION

Ground Floor Double Shop

Gross Frontage	36'10"
Internal Width	34'8"
Shop Depth	53'3"
Built Depth	74'3"
Sales Area	Approx. 1,846 sq ft
Store Area	Approx. 773 sq ft
WC	

Total Area **Approx. 2,619 sq ft**

First & Second Floor Flats¹

No. 17a – 4 Rooms, Kitchen, Bathroom/WC
(Area Approx. 882 sq ft)

No. 19a – 4 Rooms, Kitchen, Bathroom/WC
(Area Approx. 893 sq ft)

Plus Garage

¹Not inspected by Barnett Ross. Areas taken from EPCs.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCY

The entire property is let on a full repairing and insuring lease to **Tesco Stores Limited (T/O for Y/E 25/02/2023 £47.48bn, Pre-Tax Profit £565m and Shareholders' Funds £4.38bn)** for a term of 15 years from 29th September 2013 at a current rent of **£48,000 per annum** exclusive.

Rent Review September 2023 (Not yet actioned)

Note 1: The Tenant did not operate their September 2023 Break Clause.

Note 2: We are informed by the tenant that both flats are sublet on ASTs.

Note 3: The freehold is also subject to an electricity substation lease for a term of 99 years from 25th March 1962 at a ground rent of £0.05 p.a.



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£48,000 per annum

The Surveyors dealing with this property are
Jonathan Ross and Elliott Greene

Vendor's Solicitors

Bevan Kidwell LLP

Tel: 020 7843 1820 Ref: Simon Sullivan Vince

Email: simon@bevankidwell.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**