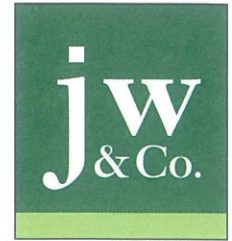


# FREEHOLD FOR SALE

**53 High Road  
Bushey Heath  
Herts  
WD23 1GE**



**JOHN WHITEMAN & CO.**  
CHARTERED SURVEYORS



**OFFERS IN REGION OF £775,000**  
**Commercial floor Area 109.33 sq m (1,177 sq ft)**

## LOCATION:

This large mixed-use property is situated on the southern side of the High Road, Bushey Heath, which forms part of the primary thoroughfare between Stanmore and Watford. TFL and Bushey rail station is approximately two miles away at Bushey Arches, and Stanmore Jubilee Line is just over two miles south, and there is good connection via the motorway system at junction 5 of the M1, approximately three miles to the north, which in turn links with the M25.

The shopping parades on both sides of the High Road serve a large affluent residential area and freehold premises in this location are rarely available.

## DESCRIPTION:

The property is an established mixed-use building with a prominent retail frontage and with private parking to the rear. Access to the retail shop is directly from the highway and there is a redundant staircase to the first floor beside the entrance to the shop, along with an internal staircase to the

Regulated by RICS

**80 High Street, Bushey, Hertfordshire, WD23 3HD**



[www.johnwhiteman.co.uk](http://www.johnwhiteman.co.uk)

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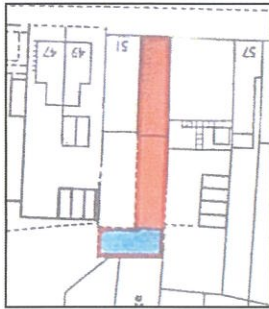


lower ground floor which also has direct access from the rear of the building. The lower ground floor office is self-contained with WC and kitchenette facilities. The commercial premises were originally used as a combined unit and could easily be returned to a single use. The lower ground floor has gas central heating system and the ground floor shop has some Air Conditioning.

The residential flats are accessed from the rear of the building over a metal staircase leading to a communal 1<sup>st</sup> floor landing and internal staircase to the 2<sup>nd</sup> floor. Each flat has a bedroom, bathroom and living room and have gas fired central heating system.

Floor	Use	Floor Area Approx.	Rent
Ground Floor	Retail	44.55 sqm (480sq.ft)	On mkt @ £20,000pa
Lower Ground Floor	Office	64.78 sqm (697sq.ft)	£8,000pa
1 <sup>st</sup> Floor (53 B High Road)	1 Bedroom, 1 bath, reception with kitchen	33sq.m (355sq.ft)	£11,700pa
2 <sup>nd</sup> Floor (53 C High Road)	1 Bedroom, 1 Bath, 1reception, kitchen	48 sq.m (516sq.ft)	£12,300pa

**Tenure:**



Freehold sale, extent of freehold title, HD353575 is shown edged red on the plan, subject to ROW over blue area.

Freehold, subject to the leasehold interests as shown below:-

1. Ground floor - Shop – vacant advertised at £20,000pa FRI.
2. Lower ground floor – Office – £8,000 FRI Contracted out,  
Tenant Break clause 5<sup>th</sup> April 2025
3. 1<sup>st</sup> Floor – Flat, 1 Bedroom – AST £975 pcm
4. 2<sup>nd</sup> Floor – Flat, 1 Bedroom – AST £1025 pcm

**PLANNING:**

Ground floor and Lower ground floor are now within Class E of the use class order. 1<sup>st</sup> and 2<sup>nd</sup> floor 2no. individual one bedroom flats.

**RATEABLE VALUES:**

The property is situated within Hertsmere Borough Council. 53 High Road has a rateable value of £14,000.

**EPC:**

53 High Road (commercial) EPC rating D = 91.  
53 B High Road (1<sup>st</sup> floor Flat) EPC rating C = 74  
53 C High Road (2<sup>nd</sup> Floor Flat) EPC rating D = 67

**FREEHOLD PRICE:**

Offers invited in the region of £775,00, subject to contract only, for the freehold subject to the leasehold interests.

**VAT:**

The property is not registered for VAT.  
VAT will not charged on sale price.

**VIEWING:**

All viewings are to be accompanied with the freeholders sole agents, John Whiteman & Co LLP tel. 01923 247745.

**All offers and negotiations are made Subject to Contract.**

*These particulars are intended only as a guide and must not be relied upon as statements of facts. They are not intended to constitute part of an offer or contract. All prices quoted are exclusive of VAT. The services, heating (if any) and internal cabling have not been tested. The RICS has introduced a Code of Leasing Business Premises which should be consulted by parties considering making an offer.*