

PERRY HOLT

PROPERTY CONSULTANTS

TO LET

Grade II listed office/Class E
premises with rear garden

5 High Street, Bushey, Hertfordshire, WD23 1BD

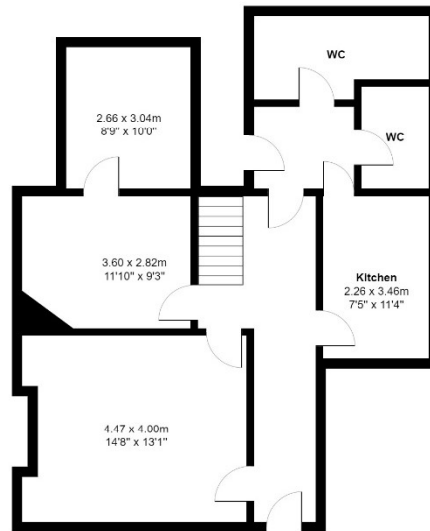


ACCOMMODATION

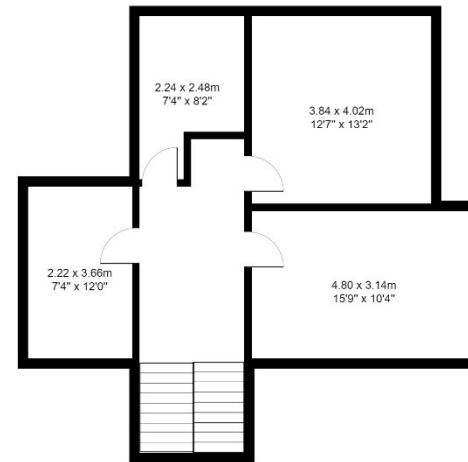
	Sq ft	Sq m
Ground floor (including kitchen)	552	51.28
First floor	478	44.4
Second floor	265	24.6
Total	1,295	120.2

IPMS 3 (Net internal equivalent areas)

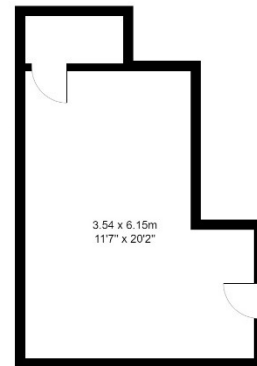
Ground Floor



First floor



Second floor



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only.
All efforts have been made to ensure accuracy.

AMENITIES

- ✓ Prominently located offices
- ✓ Rear garden
- ✓ Gas central heating
- ✓ Kitchen and W/C facilities
- ✓ 1,295 sq ft IPMS 3 (net equivalent)

LOCATION

Bushey is an attractive commuter town which lies just off the A41 between Watford and Stanmore, some 15 miles north-west of Central London and close to the M1 motorway (Junction 5).

LEGAL COSTS

Each party to be responsible for their own legal costs

DESCRIPTION

Interesting Grade II listed building set over ground, first and second floors with a garden to the rear. The premises are currently being used as offices, but are also potentially suitable for alternative uses falling within Class E Use, subject to confirmation by interested parties.

The ground floor benefits from a kitchen and two WC's.

TERM

A new lease for a term to be agreed.

RENT

£22,500 per annum exclusive

RATES

Rateable value: £21,250. Rates payable 2023/24 £10,603.75. Interested parties should contact Hertsmere Council – 020 8207 2277 to verify the rates payable.

VAT

We understand that VAT is not payable on the rent.

PERRY HOLT

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