

TO LET

WELL-LOCATED RETAIL SHOP IN THE
HEART OF BUSHEY

28 Bushey Hall Road, Bushey, WD23 2ED



1,066 SQFT (99 SQ M)

- **Excellent visibility and passing traffic**
- **Ample parking available nearby**
- **Large display windows for maximum exposure**
- **Occupation is available immediately**

Location

Located in the heart of Bushey, this property enjoys excellent connectivity with major bus routes and is just a short walk from Watford High Street station. Surrounded by popular shops, charming cafes, and essential services, it offers a prime location in a vibrant and growing area. The strong local customer base and high foot traffic make it an ideal spot for any retail business looking to thrive.

Description

The property features a spacious open-plan layout, enhanced by large shop front display windows that provide excellent visibility and natural light. The interior is well-lit with spot lighting, creating an inviting atmosphere. Additionally, the property includes a convenient WC and ample storage space, making it a practical and attractive choice for any retail business.

Size

The property offers the following approximate dimensions and net internal floor areas:

- **Ground Floor**
 - NIA: 1,066 SQ FT (99 SQ M)

Rateable Value

Rateable Value: £9,500

<https://www.gov.uk/find-business-rates>

Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the local council.

Energy Rating

EPC Rating: D-87

VAT

We understand that VAT will not be chargeable on the rent.

Planning

Currently Use Class E

Legal Fees

Each party will be responsible for covering their own legal fees.

Lease

Offers in Excess of £20,000 per annum.
(Exclusive rates and bills)

Lease Terms: By Negotiation

Subject to contract and subject to tenant status.

Viewing

Viewings can only be carried out with prior notice by contacting: -

Email: agency@leebaron.com

Tel: 020 7758 5894

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