

Colin Dean Residential

RESIDENTIAL SALES, LETTING & PROPERTY MANAGEMENT



2 and 2a Bushey Hall Road
Watford, Hertfordshire, WD23 2EA

£325,000 Freehold

An end of terrace mixed use Freehold property comprising a Ground Floor Commercial Property and a self contained One bedroom flat on the First Floor which is being sold with the benefit of the existing tenancies.

Ground Floor Commercial

This is a lock up shop premises let at £9,600 pa on a 15 year lease commencing November 2009

One Bedroom First Floor Flat

A one bedroom first floor flat, with its own front door, directly accessible from the front, the property is presented with neutral décor, a modern kitchen and bathroom.

The property is very convenient in a small parade of retail premises just under 1/2 mile from Watford Town Centre, Watford Junction Station and the Clarendon Road Business District.

Bank House, 350 Pinner Road, Harrow, Middlesex HA1 4LB
Tel: 0208 515 7929 Email: enquiries@colindean.com

Colin Dean is the trading name of Colin Dean Residential Ltd.
(Directors: Dean Ayling, Claire Ayling)
Registered at the address shown above. Company Registration No 6139504.

FREEHOLD

End of Terrace Property

Mixed use: Commercial and Residential

Currently let producing £20,400 pa

Flat let on Residential AST until September 2023

Shop Let until November 2024



www.colindean.com

**2 Bushey Hall Road, Bushey
Ground Floor Commercial Premises**

This is a lock up shop premises let at £9,600 pa on a 15 year lease commencing November 2009.

**2a Bushey Hall Road, Bushey
First Floor One Bedroom Flat**

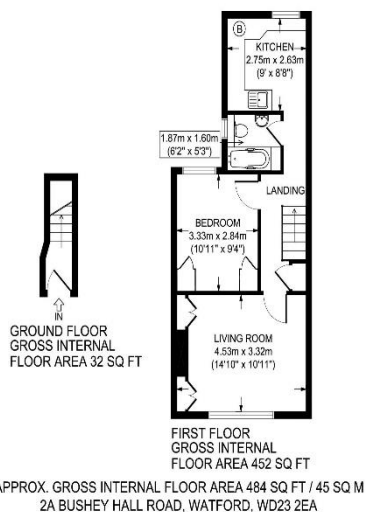
A one bedroom first floor flat, with its own front door, directly accessible from the front, the property is presented with neutral décor, a modern kitchen and bathroom.

This property is let on an Assured Shorthold Tenancy Agreement at a rent of £900.00 pcm until 9th September 2023

EPC RATING: BAND E

COUNCIL TAX: BAND C, Currently £1808.63

LOCAL AUTHORITY: Watford Borough Council



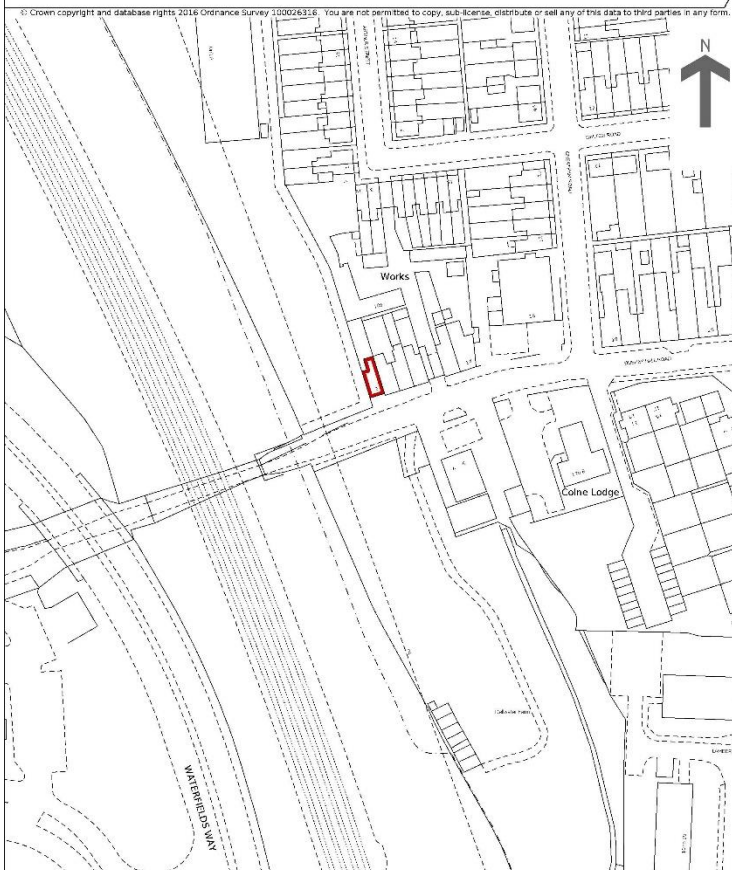
All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

COLIN DEAN

Important Notice. These particulars are prepared with all due care, but their accuracy cannot be guaranteed, nor should details contained herein form any part of any contract. Unless otherwise stated, Colin Dean Residential Limited have not tested any of the gas or electrical services or appliances mentioned in these particulars. We would advise that you independently verify these details before signing any contract. Any floor plans included in these details are for representation only of the accommodation and layout of the property, and their accuracy cannot be guaranteed. Please note that some or all of our photographs may have been taken with a wide angle lens.

HM Land Registry
Current title plan

Title number **HD557927**
Ordnance Survey map reference **TQ11965E**
Scale **1:1250**
Administrative area **Hertfordshire : Hertsmere**



23/06/2022, 13:47

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

2a, Bushey Hall Road BUSHEY WD23 2EA	Energy rating E	Valid until 11 August 2023
		Certificate number: 8005-8511-8229-5407-0873
Property type	Top-floor flat	
Total floor area	43 square metres	

Rules on letting this property

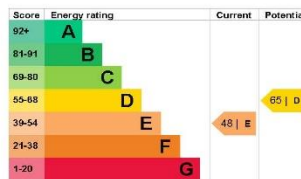
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.