



PROPERTY CONSULTANTS

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FREEHOLD CONVENIENCE STORE & RESIDENTIAL UPPER PART FOR SALE



HIGH STREET, ELSTREE, HERTS WD6

Location: Situated on the High Street (A5183) close to the junction with Watford Road and Barnet Lane.

Description: Comprising a convenience store/newsagent established for 30 years (current owners 6 years) and selling tobacco, wines and spirits, newspapers (newspaper delivery rounds) and groceries.

The residential accommodation can be entered from the rear of the premise or from via the shop and comprises lounge, dining room and kitchen on the ground floor plus 3 double bedrooms on 1st floor, plus 1 bathroom and 1 en-suite shower room. To the rear of the premises there is a garden and a single lock-up garage.

Areas: Shop Area 4.13m wide x 5.44m deep
Store Room 3.0m wide x 2m deep
Total Area 28.46 sq m

Residential: Ground Floor
Lounge area
Kitchen and conservatory dining room

First Floor
3 double bedrooms
1 double bathroom
1 en-suite bathroom

Tenure: Freehold

Terms: £399,000 for the goodwill, fixtures and fittings.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **Strictly by appointment only**
Via Sole Agents Claridges Commercial – 0845 205 0007