

VDBM

Chartered Surveyors

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FOR SALE - INVESTMENT



23 Maxwell Road, Northwood HA6 2XY
1,482 Sq Ft (137.68 Sq M)

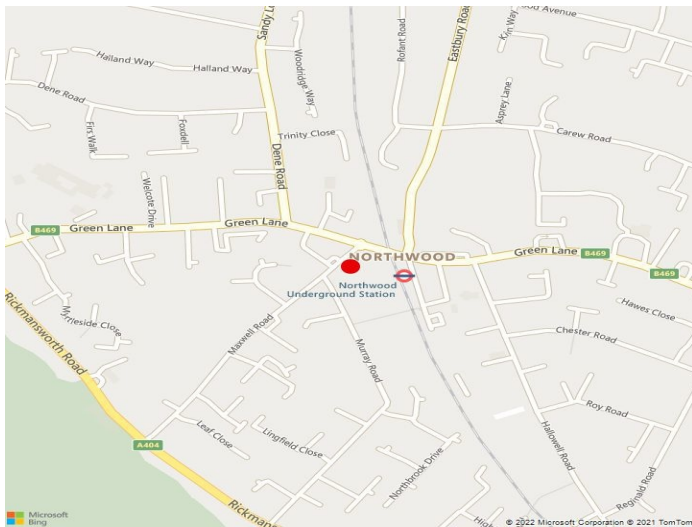
Guide Price £995,000 No VAT

FREEHOLD INVESTMENT FOR SALE

- EXCELLENT LOCATION
- SHOP LET TO WENZELS
- RECENTLY REFURBISHED 3 BED FLAT
- CLOSE TO UNDERGROUND STATION

Location

The property is situated in an excellent location in the heart of Northwood. Nearby multiples include Boots, One Stop, Waitrose and Costa Coffee.



TENANTS

Shop

Let to Wenzels the Bakers Limited for 10 years from 21.09.21 at a rent of £12,500 per annum for the 1st year followed by £25,000 per annum subject to a 5 year upwards only rent review and Tenant only break clause after 6 years. Full repairing and insuring terms. At 31.03.23 the Company showed net assets of £11.5M and a turnover of £61M. Established in 1975 with over 100 stores currently. See www.wenzels.co.uk

Flat

This self contained 3 bed flat is in the process of being let on an AST agreement at a rental of £24,000 per annum and has recently been refurbished to a high standard throughout.



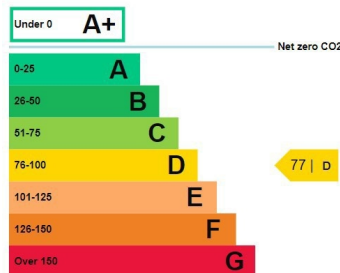
Accommodation

Accommodation	sq ft	sq m
Ground Floor		
Shop	503	46.73
Stores	238	22.11
Total	741	68.84
1st & 2nd Floor	1,482	137.68

EPC

An energy performance certificate (EPC) is available upon request. The property has an asset rating of D (77) for the shop and E (54) for the flat.

This property's current energy rating is D.



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

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Price

Guide Price £995,000 No VAT

Description

Ground floor retail unit with rear service road. Two storey flat above. There may be potential to develop the residential parts further subject to consents.

Terms

To be sold freehold subject to the existing leases. (NO VAT)

Viewings

Strictly by appointment through VDBM.
toby.woodward@vdbm.co.uk 01923 845221

DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.