

# FOR SALE

NEW BUILD COMMERCIAL UNITS FOR SALE FROM £265,000 VIRTUAL FREEHOLD

**113 HIGH STREET** , Wealdstone, Harrow & Wealdstone HA3 5DL



## Features

- 785 - 1,022 Sq Ft (72.93 - 94.94 Sq M)
- £250,000 - £565,000 for the Freehold
- 999 Year Lease
- Community and Office Use
- Shell & Core Finish

## Summary

This newly built mixed use development presents an opportunity to purchase highly visible commercial space suitable for offices, community, medical or retail use.

There is a choice of 2 commercial units located on the corner of the High Street and Graham Road.

Available for sale on a new 999 year virtual freehold from just £265,000 plus VAT.



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**For further information please contact:**

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### Location

Wealdstone is a densely populated North West London suburb which has excellent public transport links. Harrow & Wealdstone station is a major rail hub, with a fast train service to Central London Euston and connections to Northampton, Milton Keynes and the North.

113 High Street is located close to the Clock Tower monument and on the junction of Graham Road. Nearby occupiers include Asda, The Gym, Costa Coffee, Waitrose and Lidl supermarkets.

### Description

This new mixed use development consists of residential apartments fronted by two commercial units. The commercial space is arranged as a ground and first floor unit with shared ground floor facilities of male and female toilets, bike and bin stores.

The units are to be sold in shell & core condition ready for the new owners fit-out.

Ground Floor (Unit 1) 785 sq ft  
First Floor (Unit 2) 1,022 sq ft  
Total 1,807 sq ft

### Tenure

Virtual Freehold

### Terms

Available for sale on a new 999 year headlease (Virtual Freehold)

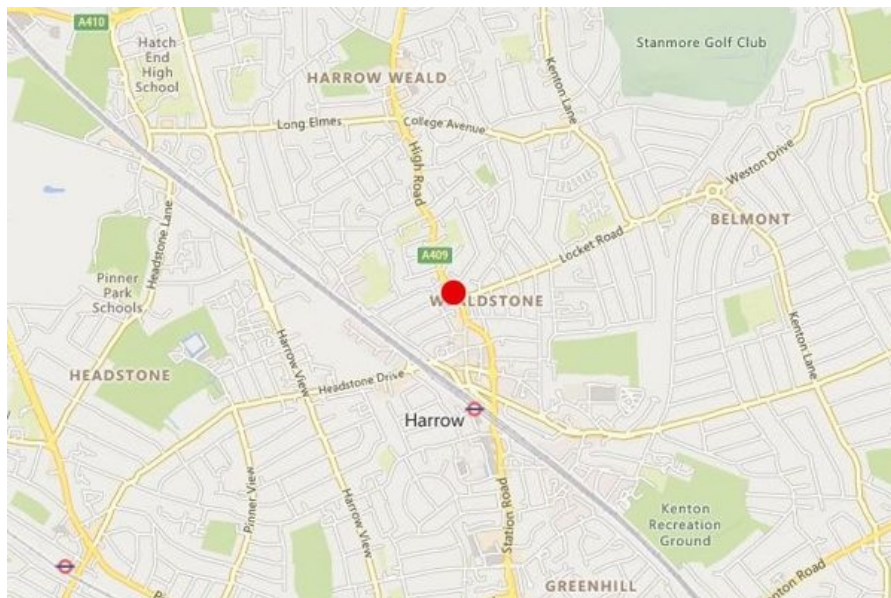
Unit 1 £250,000

Unit 2 £315,000

Purchase price is subject to VAT.

### Business Rates

To be assessed on completion of works.



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### Planning

The commercial units have planning for Community Use D1/F.1 and Office Use E. Other uses may be permitted, subject to Local Authority consent.

### EPC

To be assessed on completion of works.

### Viewing

The development is currently under construction. All viewings must be arranged and accompanied by the sole selling agents Chamberlain Commercial 0208 429 6899.

Contact

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