

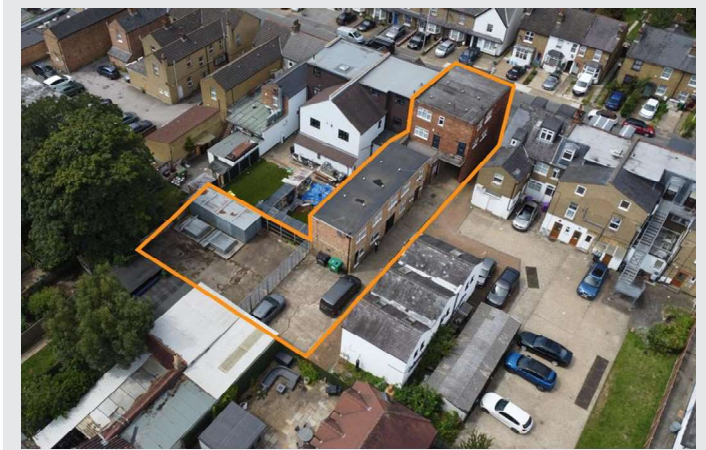
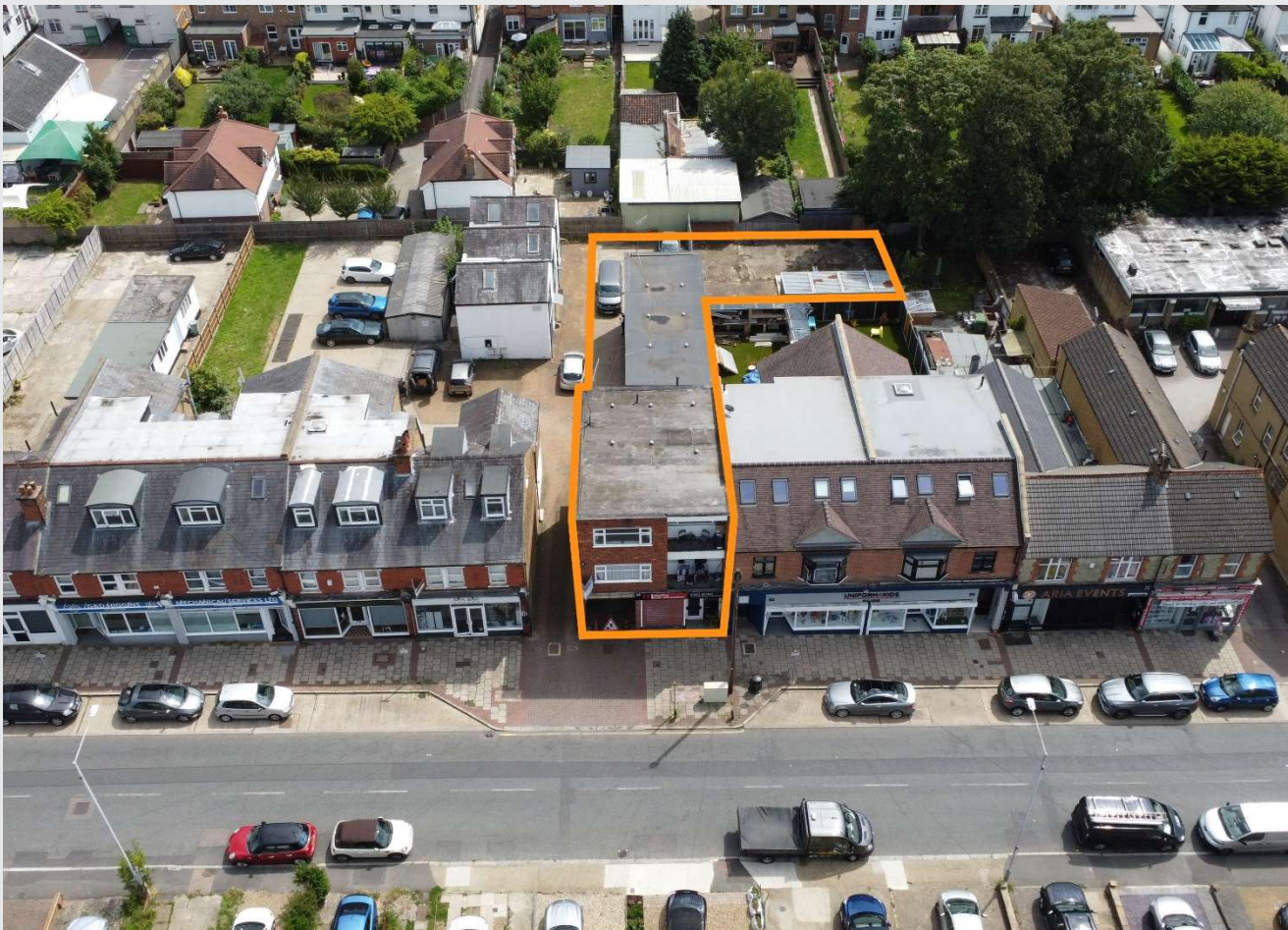
PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

Mixed use investment/ future
redevelopment

54 High Street, Northwood, HA6 1BL



AMENITIES

- ✓ Investment opportunity
- ✓ Part prior approval in place
- ✓ Future redevelopment potential
- ✓ Storage/yard space

LOCATION

Ideally situated on High Street, Northwood, with easy access to a range of shopping facilities including Waitrose supermarket, a large range of restaurants and other amenities with the closest Underground Northwood (Metropolitan Line) station providing access to Baker Street and the City and beyond. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres. The A40, A312, M1, M40 and M25 motorways are also accessible.

VAT

We understand that VAT is not currently payable on the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal costs.

DESCRIPTION

Occupying an overall site area of 0.13 acres, 54 High Street is a fantastic opportunity for someone to acquire a mixed-use site which is income producing but also offers future redevelopment potential STP. The 3 storey building fronting the High Street comprises of a ground floor commercial unit and x2 two bedroom apartments arranged over 1st and 2nd floors which are accessed via the rear. The ground floor commercial unit is let to Melodies, which offers musical tuition services. The lease term expires on 15/10/2025 at a rent of £11,500 per annum exclusive and is full repairing and insuring.

As you go through the undercroft access to the rear of the site, on your right hand side is another two storey building which offers a unit on the ground floor and a three bedroom flat above (own entrance). Towards the very back of the site is a yard area offering approximately 2,000 sq ft.

Flat 54A - tenant has recently vacated and is now vacant.

Flat 54B is let on a 3 year AST from 24/09/2022 at a rent of £1,250, rising to £1,300 from 25/09/2024 with annual mutual break options.

The ground floor office to the rear also benefits from planning permission for the conversion to a one bedroom flat and a separate small office. Planning reference 70476/APP/2022/1640 – Hillingdon Council.

PRICE

Offers in excess of £1,290,000 for the Freehold interest

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