

PETERMANS
LOCAL PROPERTY EXPERTS



208 Station Road, Edgware, HA8 7AR

Freehold Investment for sale. Retail unit with 3 flats above

- Excellent location close to Edgware Station
- G + LG Retail
- 3 flats with separate access
- Potential for further development
- Income £71,600 pa
- Price £1.3 STC

8 THE PROMENADE, EDGWAREBURY LANE, EDGWARE, MIDDLESEX HA8 7JZ
t: 020 8958 5040 e: edgware@petermans.co.uk w: www.petermans.co.uk



Petermans for themselves and for the vendors or lessors of this property for whom they act, give notice that i) these particulars are a general outline only, for the guidance or prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Petermans cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation; and other details contained herein, and prospective purchasers or tenants must not rely on them as statements of fact, and must satisfy themselves as to their accuracy, iii) no employee of Petermans has any authority to make or give any or representation or warranty or enter into any contract whatever in relation to the property, iv) rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition, and v) Petermans will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



LOCATION

The property is located in a prime location on Station Road (A5100), in the heart of this busy shopping centre. Edgware Underground (Northern Line) and Bus Station are a short walk away as is the Broadwalk Shopping Centre.

Neighbouring traders include Santander, HSBC, Lloyds Bank, Nando's and Snappy Snaps.





ACCOMODATION

The building is arranged on Lower Ground, Ground commercial and 2 upper floors of residential, which was converted into 3 flats.

There is rear access via Stream Lane and as well as the entrance to the residential accommodation.

The retail unit has been occupied by the same tenants for 30 + years trading as a furniture shop. There is a large ground floor unit with ancillary storage plus a full trading basement

Planning consent was granted in October 2013 for conversion from B1 offices to 3 flats –2 bed on 1st floor and a studio and 1 bed on the second floor.



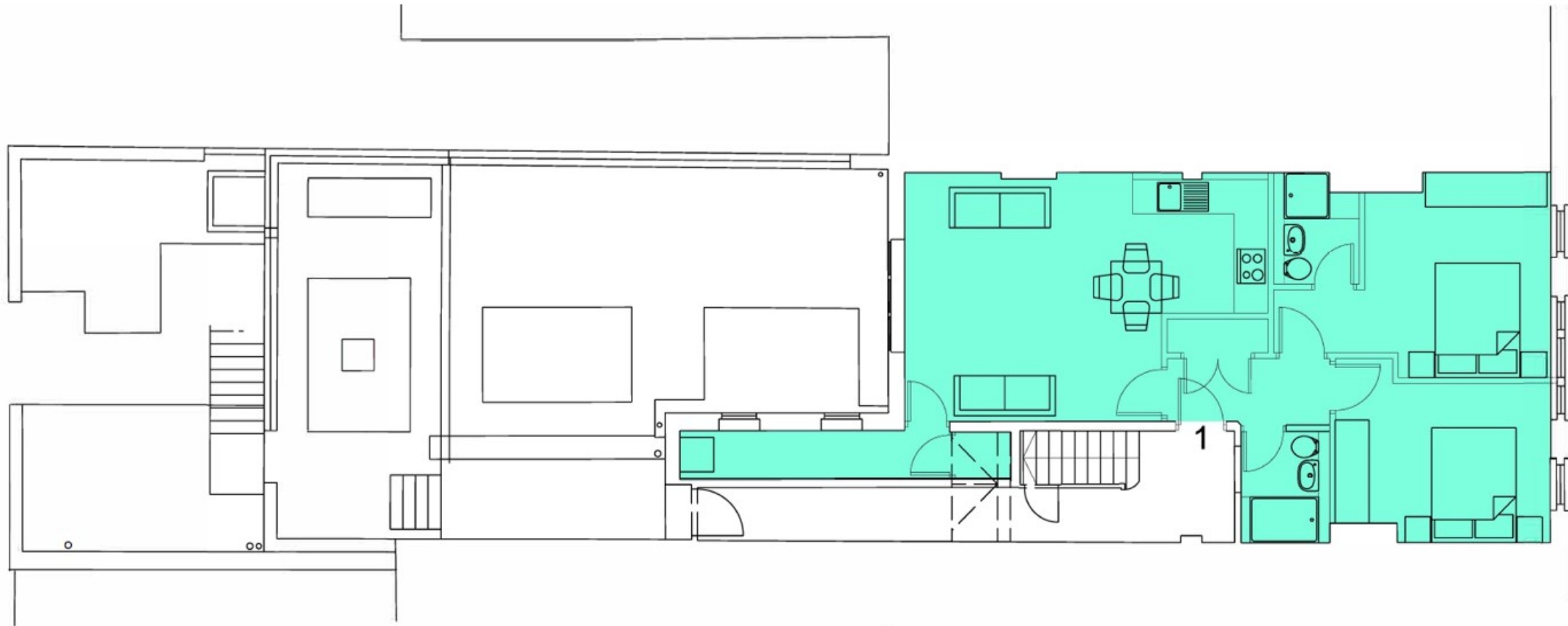


TENANCY SCHEDULE

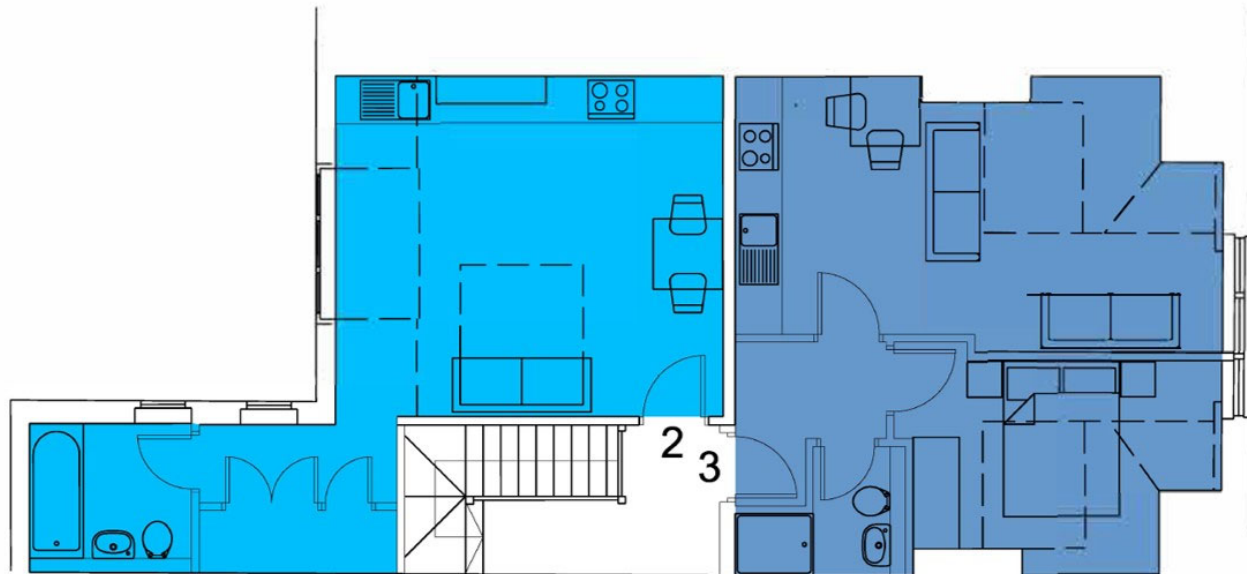
Floor	Size	Tenant	Rent	Term	Comments
Basement	1342 sq ft + 54 sq ft.				
Ground	1540 sq ft+394 sq ft	Peter Adams (Watford)Ltd	£32,000	3 years from 2022 (Inside Act)	
1st	2 bed		£1300 pcm	Started 29/05/2018 Ends 29/05/2023	AST
2 nd	Studio		£1,000 pcm	Started 17/12/2017 Ends 10/10/2023	AST
2 nd	1 bed		£1000 pcm	Started 11/02/2019 Ends 11/10/2023	AST
Total			£71,600 per annum		







FIRST FLOOR



SECOND FLOOR



EPC

Ground & Lower Ground Floor - TBC

Flat A – 79C

Flat B – 61 D

Flat C - 79C

Terms

The Freehold is for sale with the benefit of the existing income

PRICE: £1.3m subject to contract plus VAT (If applicable)

Lease & AST's available upon request.

Viewing:

By appointment only via:

Howard Peterman of Petermans on 020 8958 5040
or 07973 224048

howard@petermans.co.uk