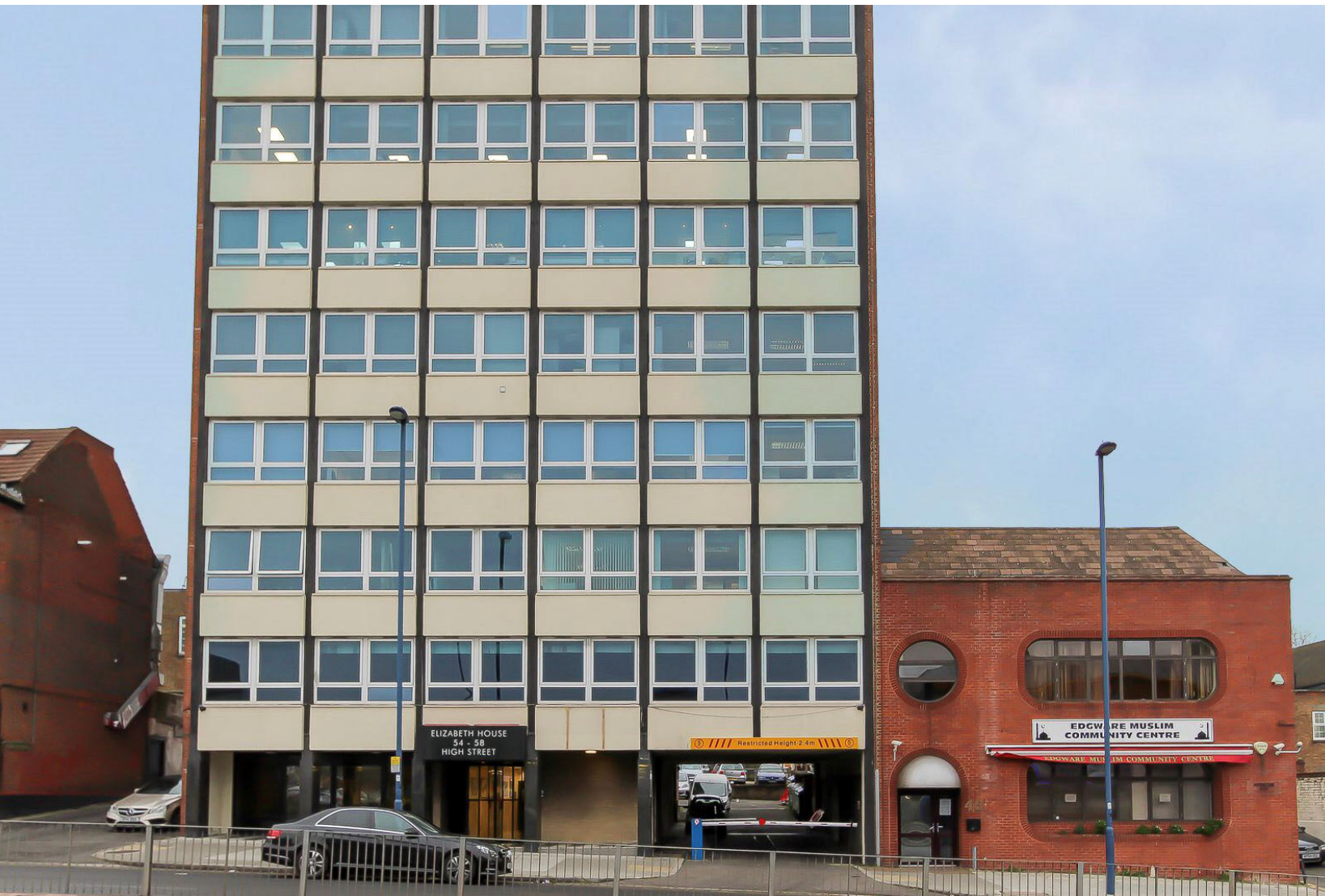




PETERMANS
LOCAL PROPERTY EXPERTS



ELIZABETH HOUSE **54-58 High Street** **Edgware HA8 7EJ** **FOR SALE or TO LET** **3,014 Sq Ft**

- Third Floor
- Two passenger lifts
- Double glazing
- Electric heating
- Two kitchens
- Suspended ceilings with LED lighting
- Window blinds
- Shared male, female & disabled toilets
- Parking for 4 - 6 vehicles

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NORTH LONDON
HOSPICE



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LOCATION

Elizabeth House is located within the heart of Edgware on the east side of the A5 and a few minutes walk to Edgware Station and surrounded by all facilities and amenities. There are excellent transport links and routes to Central London and the Motorway network (Jct 4 of M1 within 2 miles)

ACCOMMODATION

A self-contained office suite comprising the entire third floor currently divided into a number of private and a large meeting room affording an approximate.

FLOOR AREA

The area is approx. 3,014 sq ft

TENURE

Held for a term of 999 years commencing in 1995 at a ground rent of £100 per annum.

SUB TENANT

Approximately 1,090 sq ft is currently let for a term expiring on 20 November 2024 at a rental of £18,000 per annum exclusive. It is anticipated that vacant possession can be obtained if required

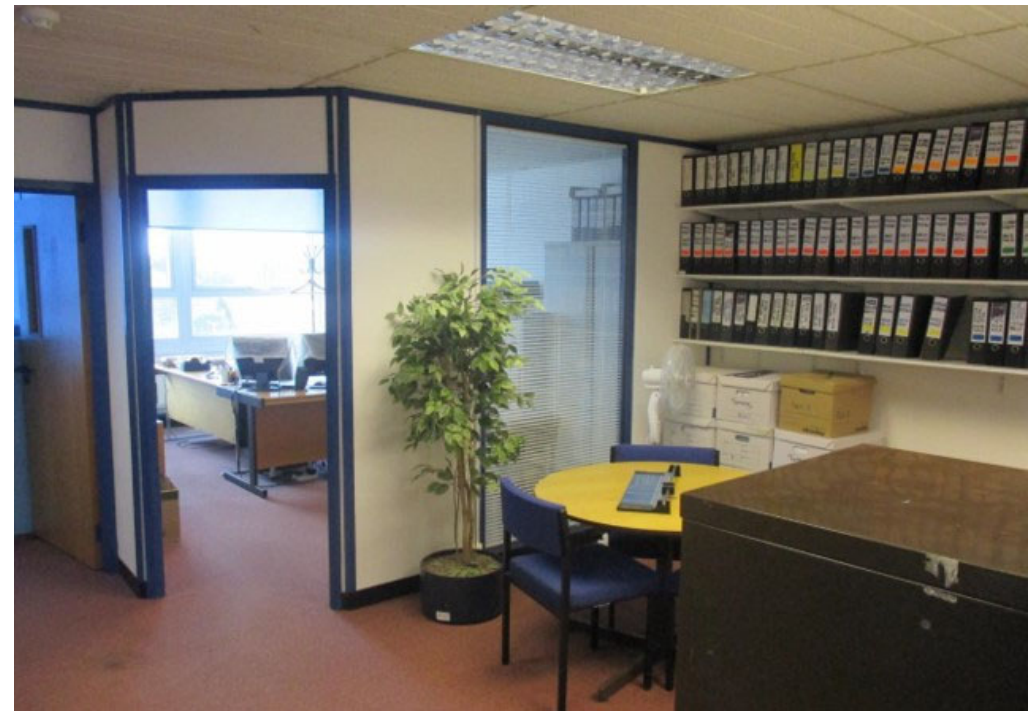
PRICE

£735,000 plus VAT for the benefit of the long leasehold interest





Concept new entrance





TERMS

to rent £18 per sq ft per annum exclusive plus VAT

SERVICE CHARGE

Circa £18,000 per annum plus VAT for the entire floor

RATES

Obtained from the www.voa.gov.uk website the combined rateable value is £37,500 and the rates payable for 2023/2024 are £18,712 per annum. Interested parties should confirm annual rates payable with the local Rating Authority.

EPC

TBC

LEGAL COSTS

Each party to be responsible for their own costs incurred

VIEWINGS

By appointment only via:

Howard Peterman of Petermans on:

020 8958 5040 or 07973 224048

howard@petermans.co.uk

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