



PETERMANS
LOCAL PROPERTY EXPERTS



**Due to relocation
193 STATION ROAD
EDGWARE HA8 7JX
Ground Floor Shop
Lease for Sale
770 sq ft SQ FT**

- Prime location in Central Edgware
- 770 sq ft
- Fully fitted retail unit
- Lease for sale
- Prominent frontage

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



NORTH LONDON
HOSPICE



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

We are pleased to offer this shop unit in a prime location in central Edgware, on the junction of Station Road, Hale Lane and Edgwarebury Lane.

Nearby traders include Tesco Local, NatWest, Nationwide and many restaurants, retailers and is a short walk from Edgware Station and The Broadwalk Shopping Centre



ACCOMMODATION

The premises are fitted as a clothing shop with an attractive frontage, large sales area with wood flooring, spotlights, rear store room and w.c with kitchen area

The user is Class A1 now Class E

Approx. Floor area :

Ground floor 770 sq ft

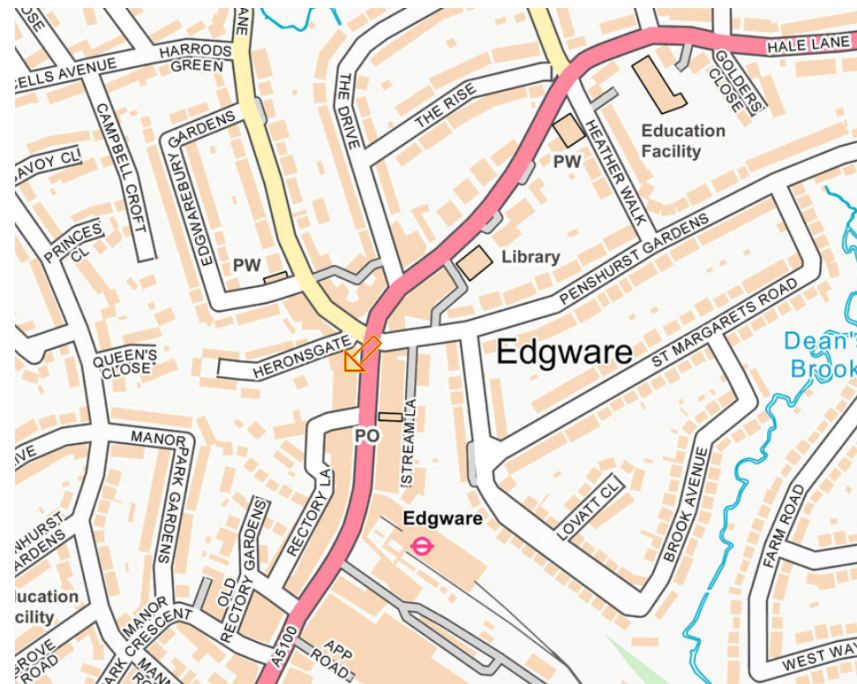


Ground Floor

Approx. 71.7 sq. metres (771.5 sq. feet)



Total area: approx 71.7 sq. metres (771.5 sq. feet)



TERMS:

Lease: The property is held on a 10 year lease from 2017 to expire 24 June 2027

Rental: £21,500 per annum exclusive plus VAT if applicable

Premium: Offers are invited for the leasehold interest
Rateable Value : £19,500 – please make your own enquiries for amount payable

Legal costs: Each party to bear their own costs

EPC: B 49

Refs: Referencing costs for the tenants are £300+ VAT
VIEWING – By appointment only via Howard Peterman of Petermans 020 8958 5040