



4, 6 & 6a Village Way East

Harrow, HA2 7LU

**Double fronted retail unit &
2 bedroom maisonette
Freehold for sale with
vacant possession**

2,580 sq ft

(239.69 sq m)

- Total area of 2,580 sqft.
- Parking / loading to rear.
- Security shutter.
- Alarm system.
- Storage to rear.
- Suitable for owner occupiers or investors.

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Summary

Available Size	2,580 sq ft
Price	£975,000.00
Rates Payable	£14,336 per annum
Rateable Value	£28,000
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The premises comprise a ground floor double lock-up shop with a full height glazed shopfront, an external security shutter, gas-fired central heating, alarms, and kitchen & toilet facilities. The rear of the property has been extended to create a storage area. Rear access is available by way of the service road situated access from Park Drive and there is a concrete forecourt which can accommodate 1 vehicle.

The upper parts comprise a single two-bedroom maisonette over first and second floors with kitchen and toilet facilities. The entire property is sold with vacant possession. The maisonette requires comprehensive refurbishment.

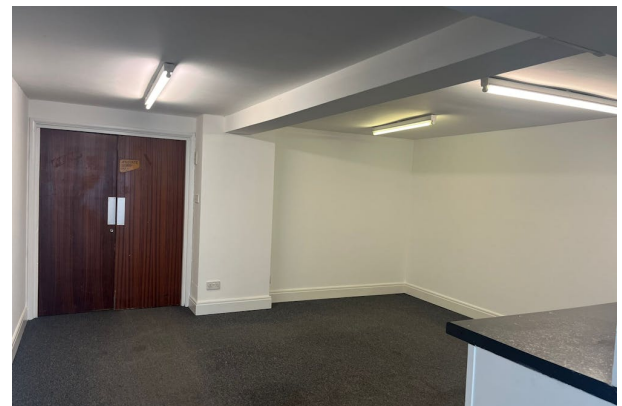
Location

The premises are located in a prominent position on the north side of Village Way East within 0.3 miles of Rayners Lane Underground Station which is served by the Metropolitan and Piccadilly Lines. Nearby retailers include Sainsburys, Iceland and Costa Coffee. Parking is available by way of the on street pay and display bays.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - 4 Village Way	920	85.47	Available
Ground - 6 Village Way	930	86.40	Available
1st - 6a Village Way	730	67.82	Available
Total	2,580	239.69	



Viewing & Further Information



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