



Tenure
Freehold.

Location

Edgware is a prosperous and popular suburb situated on the A5, some nine miles north of central London. Communications are good, with the A5 providing easy access to the M1/A41 (three miles north) and rail services (Northern Line) at Edgware Station. Edgware Station is within 0.2 miles distance.

The property is situated on the south side of Station Road, near the junction with the A5 (High Street) in very close proximity to Edgware Underground Station.

Occupiers close by include Domino's, Coral, Costcutter, Iceland and other local traders.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop with self-contained offices to the upper floors which are separately accessed from the front.

The property provides the following accommodation and dimensions:

Gross Frontage	6.80 m	(22' 4")
Net Frontage	4.95 m	(16' 3")
Shop Depth	9.40 m	(30' 10")
Built Depth	12.95 m	(42' 6")
Ground Floor	54.4 sq m	(586 sq ft)

First Floor	47.62 sq m	(513 sq ft)
Second Floor	45.67 sq m	(491 sq ft)

Tenancy

The entire property is at present let to FIFIELD GLYN LIMITED for a term of 15 years from 24th March 2006 at a current rent of £28,500 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. We understand the ground floor shop has been sublet, trading as Sarraf.

Tenant Information

The tenant is a well established firm of chartered surveyors with offices in Edgware and Cheshire, specialising in valuation and block management.

VAT

For VAT status see Special Conditions of Sale.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

20-22 – EPC Rating 102 Band E (Copy available on website).

22 – EPC Rating 144 Band F (Copy available on website).

Edgware

20-22 Station Road

Middlesex

HA8 7AB

- **Freehold Shop and Office Investment**
- Comprises ground floor shop with offices to the upper parts
- Entirely let until 2021
- Prosperous North West London location
- Current Rent Reserved
£28,500 pa

**On the Instructions of
The High Court**

**Note: This property will not be
sold prior to the auction**

