

## Edgware 16-18 Station Road Middlesex HA8 7AB

- **Freehold Shop and Residential Investment**
- Comprises a ground floor shop with three self-contained flats on upper floors
- Prosperous North West London location
- Reversion 2018
- Total Current Rents Reserved  
**£44,080 pa**

**On the Instructions of  
The High Court**

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



**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 three upper floors to provide a ground floor shop with a self-contained flat on the first floor. The second floor provides a self-contained one bedroom flat, and a self-contained studio on the third floor, both let on Assured Shorthold Tenancies.

### VAT

For VAT status see Special Conditions of Sale.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

EPC Rating 126 Band F (Copy available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
16-18	Gaelle Wees (t/a Beauty Box Edgware) (1)	Gross Frontage 6.83 m Net Frontage 4.97 m Shop Depth 9.44 m Built Depth 9.75 m Ground Floor 51.47 sq m First Floor Flat – 2 Rooms, Kitchen, Bathroom	10 years from 06.08.2008 Rent review every 5th year FR & I (22' 5") (16' 4") (30' 11") (31' 11") (544 sq ft)	£25,000 p.a.	Reversion 2018
Second Floor Flat	Individual	Residential – 2 Rooms, Kitchen, Bathroom	Assured Shorthold Tenancy	£9,600 p.a.	
Third Floor Studio	Individual	Residential	Assured Shorthold Tenancy	£9,480 p.a.	

(1) Website Address: [www.beautyboxedgware.com](http://www.beautyboxedgware.com)

**Total £44,080 p.a.**

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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