

FOR SALE - RETAIL

8-10 HIGH STREET, NORTHWOOD HA6 1BN

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VDBM
Chartered Surveyors

KEY FEATURES

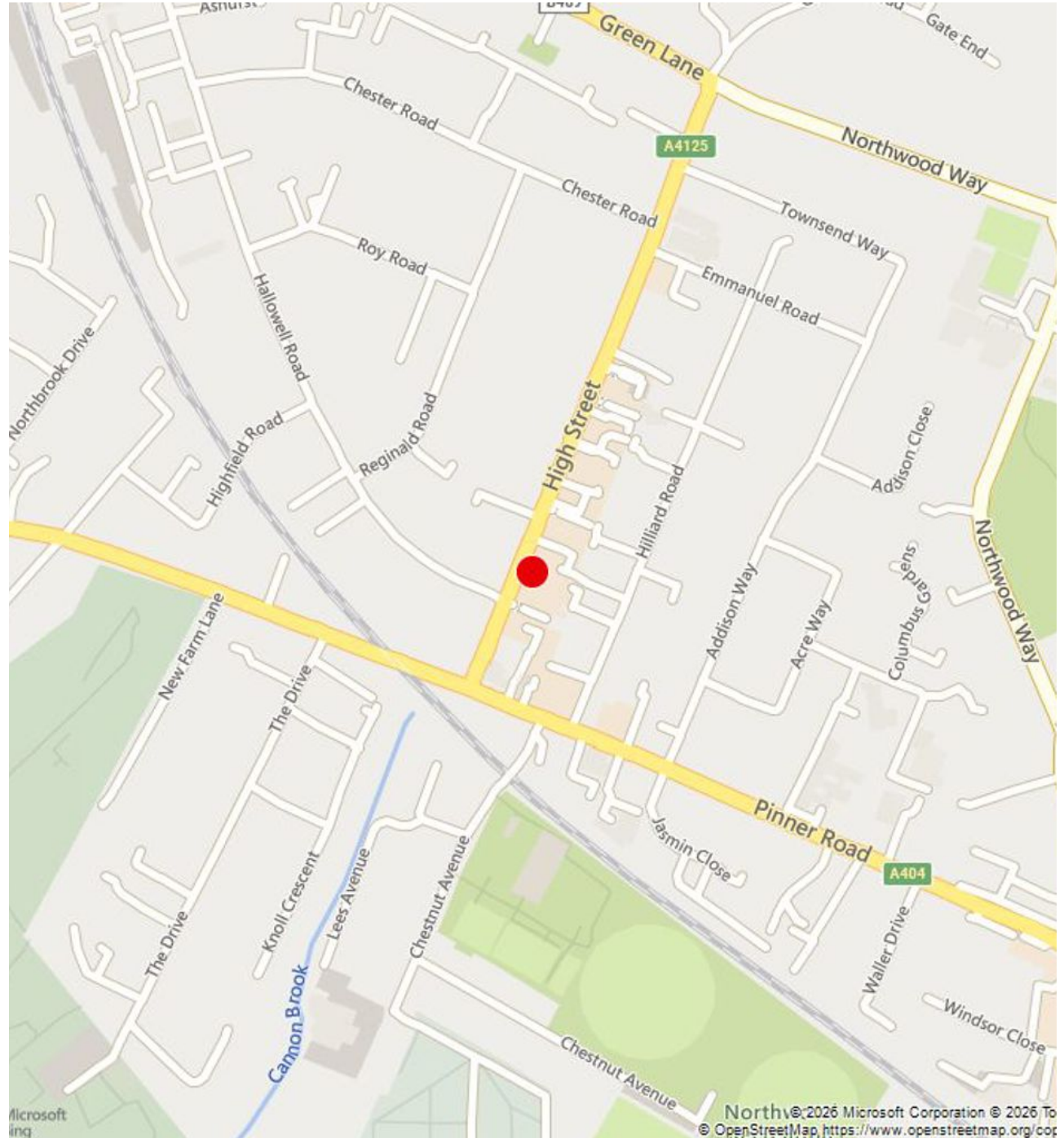
- MIXED USE INVESTMENT OPPORTUNITY
- TWO GROUND FLOOR COMMERCIAL UNITS
- FOUR RESIDENTIAL FLATS
- FULLY LET AND INCOME PRODUCING
- PROMINENT HIGH STREET FRONTAGE
- VEHICULAR ACCESS TO REAR YARD

LOCATION

The property is prominently situated at 8-10 High Street, Northwood, within an established and affluent North-West London suburb.

The surrounding area provides a mix of independent retailers, professional occupiers, cafés and local services, with Northwood town centre and its wider range of amenities nearby.

Northwood Underground Station provides Metropolitan Line services into Central London, while the area also benefits from convenient access to the A404, A40 and M25, offering good connectivity across Greater London and the wider Home Counties.







DESCRIPTION

INVESTMENT - The property comprises an attractive mixed-use investment arranged as two ground floor commercial units, four residential flats, one garage and a rear yard, all of which are currently let and income producing.

The commercial accommodation provides prominent High Street frontage, with the upper parts arranged as residential accommodation over first and second floor levels.

To the rear, the property benefits from vehicular access beneath the building leading to a sizeable yard and garage area. The property therefore offers a diversified income stream across both commercial and residential uses, making it an appealing investment opportunity in an established Northwood location.



ACCOMMODATION	SQ FT	SQ M	ANNUAL RENT
SHOP - NO. 8	553	51.37	
FLAT 8A		0	
FLAT 8B		0	
SHOP - NO. 10	561	52.12	
FLAT 10A		0	
FLAT 10B		0	
GARAGE		0	

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy ratings as follows:-

No. 8 - D (99)
Flat 8A - D (61)
Flat 8B - C (70)

PRICE

£1,300,000 Guide price

TERMS

Freehold investment for sale subject to the existing leases.

SHOP 8 - £13,000.00 per annum - Lease: 27-09-2023 to 26-09-2033
FLAT 8A - £10,320.00 per annum - Lease: 28-09-2025 to 27-09-2026
FLAT 8B - £14,100.00 per annum - Lease: 12-07-2025 to 11-07-2026
SHOP 10 - £9,000.00 per annum - Lease: Periodic Tenancy
FLAT 10A - £12,900.00 per annum - Lease: 07-12-2025 to 06-12-2026
FLAT 10B - £13,500.00 per annum - Lease: 09-06-2025 to 08-06-2026
GARAGE - £960.00 per annum - Lease: Periodic Tenancy

VIEWING

Strictly by appointment through VDBM.
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