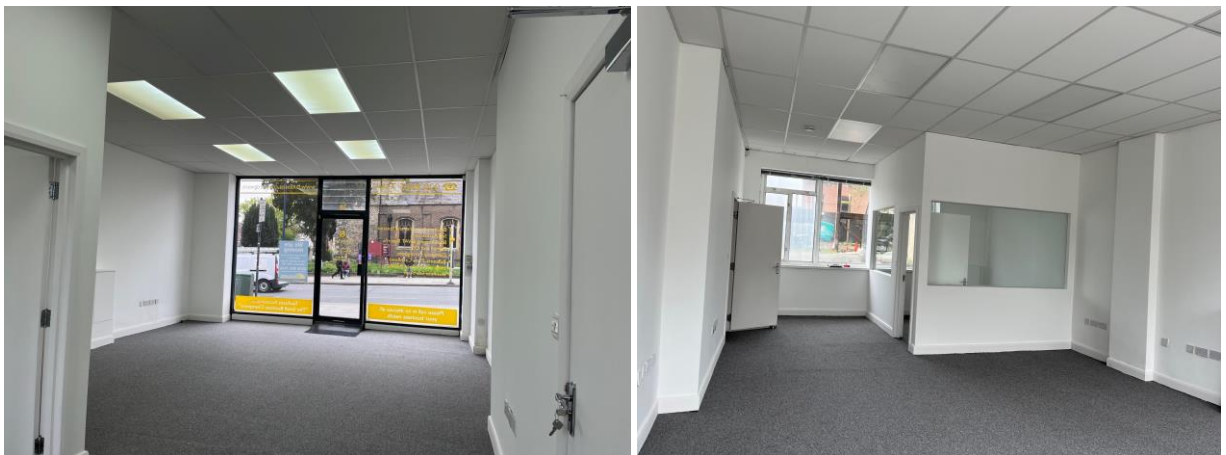


28 Station Road, Edgware HA8 7AB



Prime position Retail Unit 617.8 sq ft (57.4 sqm)
Leasehold, Rent £28,000 pa No VAT

www.ashtonfox.co.uk

COMMERCIAL PROPERTY CONSULTANTS

A F LONDON LTD T/A ASHTON FOX Reg No. 5880899 Reg Office: 84 High Street, Harlesden, London NW10 4SJ

DEVONSHIRE HOUSE, 582 HONEYPOT LANE, STANMORE, MIDDLESEX HA7 1JS

Tel: 020 82385588 Mob: 07746 432 899 – Email: sales@ashtonfox.co.uk

Ashton Fox for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract
- (ii) No person in the employment of Ashton Fox has any authority to make or give representation or warranty whatever in relation to this property.

Location

The retail unit enjoys a prominent on Station Road in Edgware, close to its inter-section with the High Street. It lies within a busy hub of local businesses, popular restaurants and within a couple of minutes walking distance of Sainsbury's and the Broadwalk Shopping Centre. Edgware underground station (Northern Line) is 0.2miles, or a 4 minute walk. There are a number of bus routes plying on this busy road, which has a good footfall.

Description

This is a double fronted shop which comprises an open plan shop floor and a glass window cabin/ managers office at the rear. It has just been fully refurbished with new carpeting, double glazed windows and doors and security alarm system.

It has a toilet and a separate fitted kitchen, as well as an understairs storage room and parking. The property has been finished to a high standard, and would be suitable for retail/ financial professional services, opticians, etc.

Parking

There is 1 car parking space at the rear of the property, included in the rent.

Tenure & Usage

Leasehold. The retail unit is available by way of a new f.r.and i. Lease on terms to be agreed. It has a Class E usage Licence.

Rent & Rates

The Rent is £28,000 per annum exclusive. This is NOT vat applicable.

The Rateable Value is £16,250, and the Rates payable, according to Gov.uk would be £8,108 per annum approximately. We advise that interested parties have this, or any applicable rebate confirmed by the local council, London Borough of Barnet.

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EPC & FLOOR PLAN

The EPC is 102 (Band E). A full Energy performance certificate and Floor Plan are available on request.

Availability & Viewing

The property is available to Let. Viewing is by appointment through sole agents ASHTON FOX COMMERCIAL. Please call us on 0208 238 5588 or email us on sales@ashtonfox.co.uk

Misrepresentation Act 1967

These particulars are produced in good faith, are set out as a general guide only and do not constitute the whole or any part of a contract. The internal images are representative of the units and may not be of the exact unit described in the above particulars. Any intending purchaser must satisfy itself by inspection or otherwise as to the correctness of any statement herein. All liability, in negligence or otherwise, arising from the use of these particulars is hereby excluded. All figures quoted are exclusive of VAT where applicable.

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