

COMMERCIAL ESTATE AGENTS & VALUERS

FULLY FITTED GARAGE / BODYSHOP

FREEHOLD FOR SALE

1,980 SQ FT APPROX

48C HIGH STREET, EDWARE,

MIDDLESEX HA8 7EQ



LOCATION

The property is situated to the rear of High Street, Edware (A5) close to the junction with Station Road,

Excellent road communications are afforded via the Edware Road (A5) and the M1 Motorway (Junction 4). Edware Underground Station (Northern Line) and bus terminal, together with The Broadwalk Shopping Centre, is within a close walk.

All Transactions are Subject to Contract

1 BEDFORD ROAD

EAST FINCHLEY LONDON N2 9DB

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ACCOMMODATION Comprises a single storey garage / industrial unit together with a mezzanine office, affording approximate gross internal floor areas:

Ground Floor	1,865 sq ft
Mezzanine	<u>115 sq ft</u>

TOTAL FLOOR AREA 1,980 SQ FT

The premises are fully fitted as a garage incorporating two ramps and a spray booth.

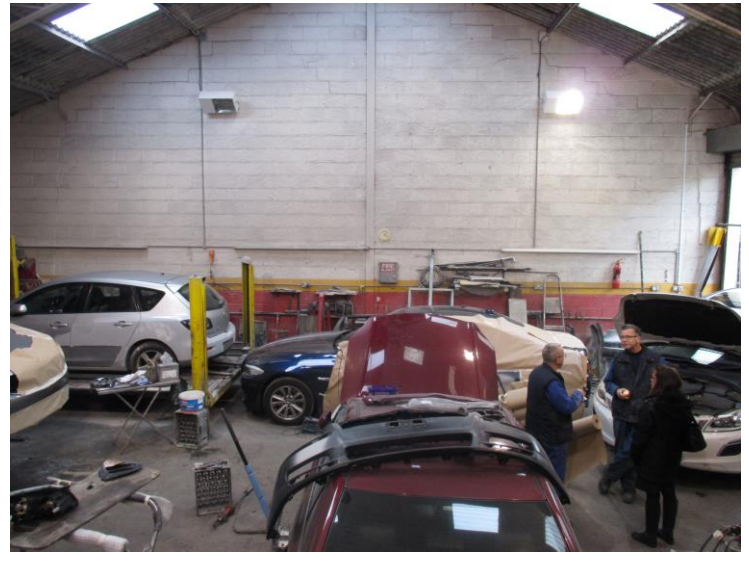
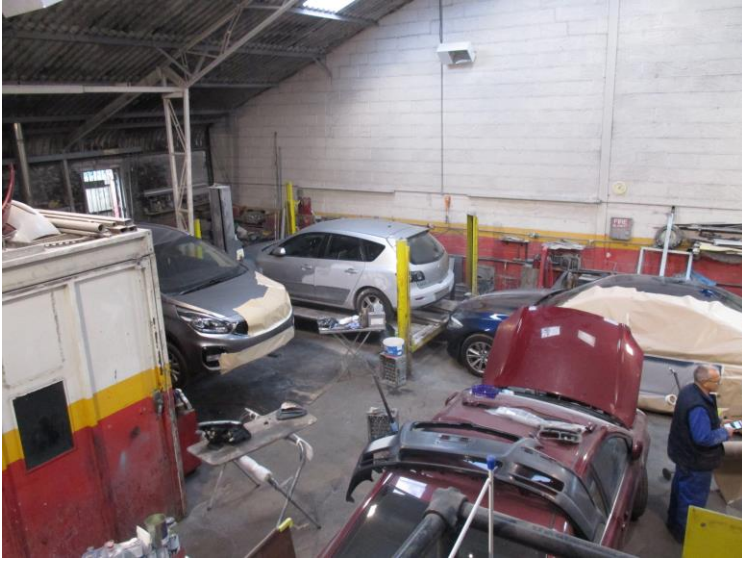
PRICE £625,000 for the benefit of the freehold interest to incorporate all equipment, fixtures and fittings.

RATES Obtained from the www.voa.gov.uk website the rateable value is £17,750 and the rates payable for 2019/20 are £8,715 per annum. Interested parties should confirm annual rates payable with the Local Rating Authority.

EPC E 111

LEGAL COSTS Each party to be responsible for their own legal costs incurred.

VIEWING Strictly by appointment through sole agents as above.



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- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
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