

COMMERCIAL AND INDUSTRIAL ESTATE AGENTS AND VALUERS

PLEASE NOTE REVISED PRICE

SHOP & RESIDENTIAL INVESTMENT

FREEHOLD FOR SALE

258 WATFORD WAY, HENDON, LONDON NW4 4UJ



LOCATION

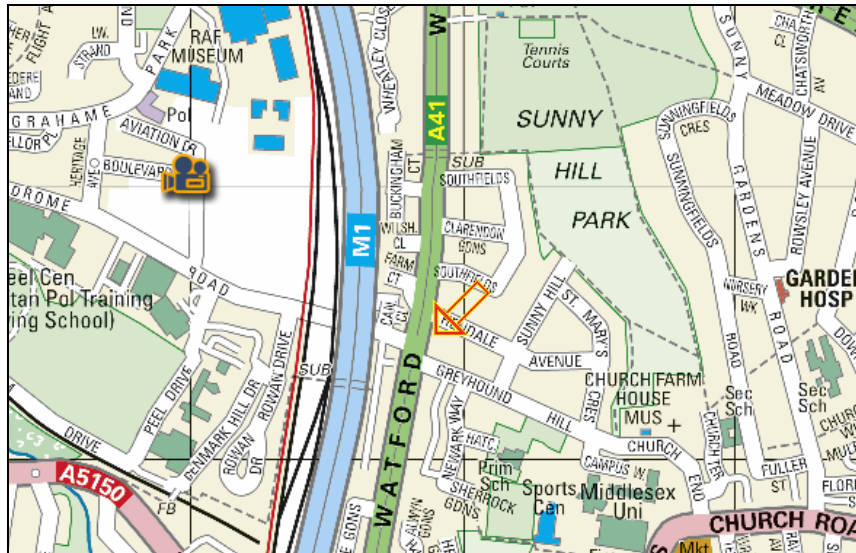
The premises are situated in a prominent position in this secondary parade of shops on the busy main road (A41) close to the junction with Greyhound Hill and being close to Evans Cycles.

All Transactions are Subject to Contract

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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf,



ACCOMMODATION Comprises a ground floor shop together with a 2 bed flat on the first floor and rear ground floor vacant office. The shop affords the following approximate dimensions:

Frontage	23'
Internal width	20'11 narrowing to 11' at the rear
Depth	36' 9
Ground floor area	580 sq ft

TENANCIES & INCOMES

The shop is let on an FRI lease to JSAC Ltd t/a Belvoir Estate Agents for a term expiring March 2026 producing £16,000 per annum exclusive.

The first floor 2 bed flat, which is approached from the rear, is let on an AST expiring in July 2024 producing £15,600 per annum.

Total income: £31,600 per annum

In addition, there is a self contained rear ground floor office with own kitchenette, shower & wc affording a floor area of 121 sq ft which is offered with vacant possession.

TENURE Freehold for sale subject to the tenancies and incomes as above and vacant possession of the office.

PRICE Offers in the region of £600,000.

EPC Shop: E
Flat: E

LEGAL COSTS Each party to be responsible for their own 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;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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- (v) Michael Berman & Co (and their joint agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to the state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.”