

## Unit 2 Centurion House | 67-79 Station Road | Edgware | HA8 7JG

### Prime Shop Lease for Disposal |

#### Location

Edgware is a suburban town in the London Borough of Barnet and is situated about 10 miles northwest of central London with a population of approximately 80,000 people. Edgware has excellent transport links including Edgware Underground Station on the Northern Line.

The property is located in a 100% prime position directly opposite The Broadwalk Shopping Centre and adjacent to Caffe Nero. Other multiple operators in close vicinity include Metro Bank, Starbucks, Superdrug, Robert Dyas and TK Maxx.

#### Description

The premises benefits from a double frontage and is arranged as a ground floor lock-up.

#### Accommodation

The property has the following area:

Ground floor lock-up | 210 Sq.m | 2,260 Sq.ft

#### Lease term

Held on a lease due to expire 1st June 2027 inside the Landlord & Tenant Act 1954.

#### Rent

The current passing rent is £100,000 per annum exclusive without further rent review.

#### EPC

An EPC has been commissioned and is awaited.

#### Terms

Offers invited.

#### Rates

The VOA website shows a Rateable Value of £92,250.

For rates payable from 1st April 2023 please refer to the Local Charging Authority, London Borough of Barnet - 020 8359 2000.

#### Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.



- Prominent double fronted property
- Available immediately
- Staff unaware
- Assignment inside the L&T Act 1954

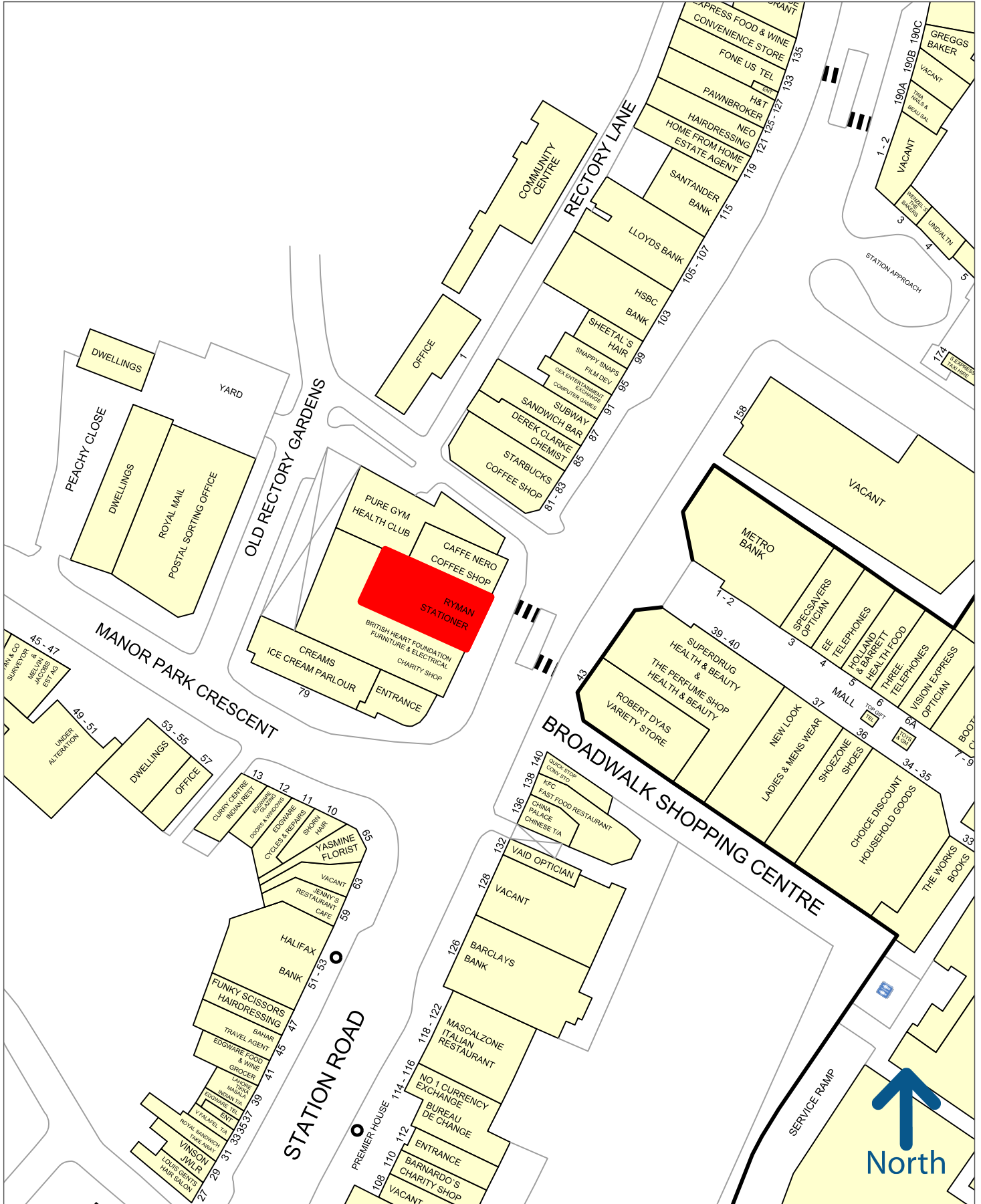
#### Contact

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**VIEWINGS - Strictly by appointment**

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:-

• Corporate structure and ownership details  
• Identification and verification of ultimate beneficial owners  
• Satisfactory proof of the source of funds for the Buyer/Funder/Lessee  
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



50 metres

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