

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, Edgware (A5) close to the junction with Station Road,

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

All Transactions are Subject to Contract

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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.

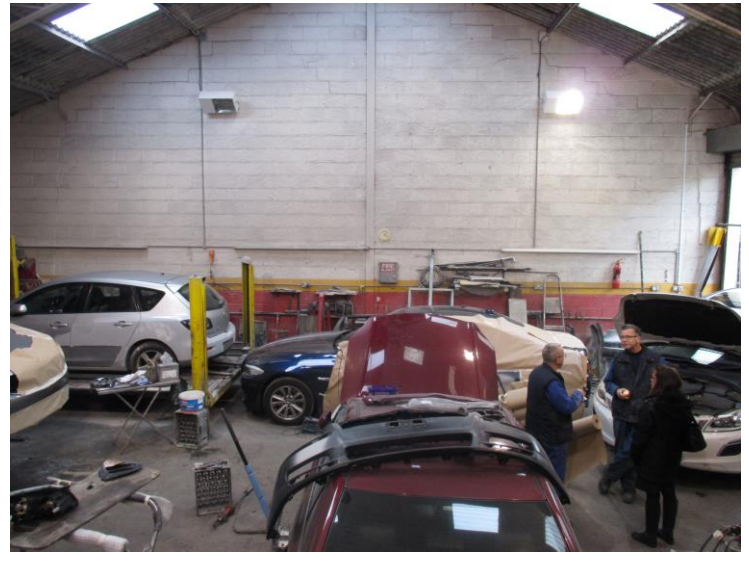
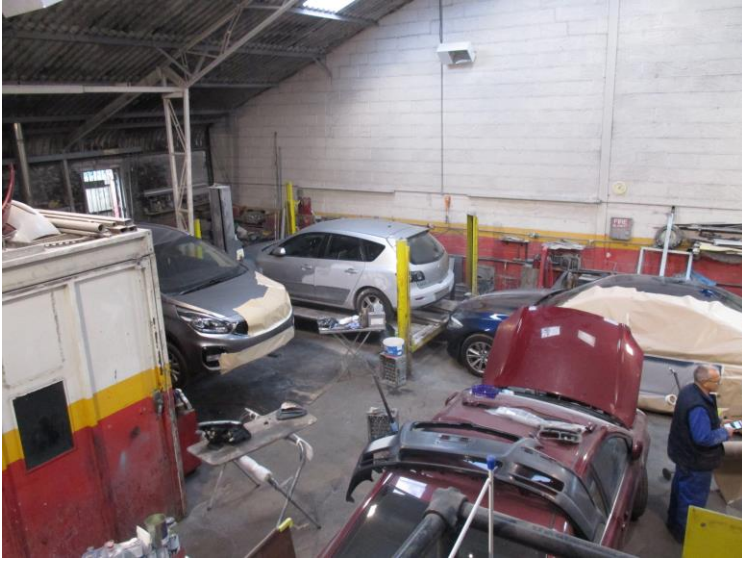
**PRICE** £650,000 for the benefit of the freehold interest to incorporate all equipment, fixtures and fittings.

**RATES** Obtained from the [www.voa.gov.uk](http://www.voa.gov.uk) website the rateable value is £17,750 and the rates payable for 2018/19 are £8,520 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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