

COMMERCIAL AND INDUSTRIAL ESTATE AGENTS AND VALUERS

VACANT SHOP & RESIDENTIAL INVESTMENT

FREEHOLD FOR SALE

13 & 14 BRADMORE GREEN, BROOKMANS PARK,
HERTS AL9 7QW



LOCATION

Brookmans Park is a prosperous village in Hertfordshire being 6 miles from the M25 motorway. Brookmans Park Station, which is on the East Coast Mainline, takes 25 minutes to Finsbury Park Station.

The premises are situated in the heart of the village close to the junction with Peplins Way. Nearby multiples include Co Op and Post Office, and the village is served by numerous independent local retailers.

All Transactions are Subject to Contract

TURNBERRY HOUSE 1404-1410 HIGH ROAD WHETSTONE LONDON N20 9BH
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ACCOMMODATION Comprises a ground floor shop, currently fitted as a beauty salon together with a 3 bed flat on the first and second floors. The premises benefits from a rear garden leading to an area with potential to park 2 cars. The shop affords the following approximate dimensions:

Frontage	16'
Internal width	14'8
Depth	33'2
Shop area	486 sq ft
Rear room including shower and wc.	131 sq ft
Total area	<u>617 sq ft approx.</u>

TENANCY & INCOME The flat is approached from either the front or the rear. The premises, which is in excellent condition, is arranged on the 1st and 2nd floors and comprises 4 rooms, kitchen, bathroom and wc is let on an AST from January 2017 producing £13,800 per annum.

TENURE Freehold for sale with vacant possession of the shop and subject to the tenancy and income of the flat above.

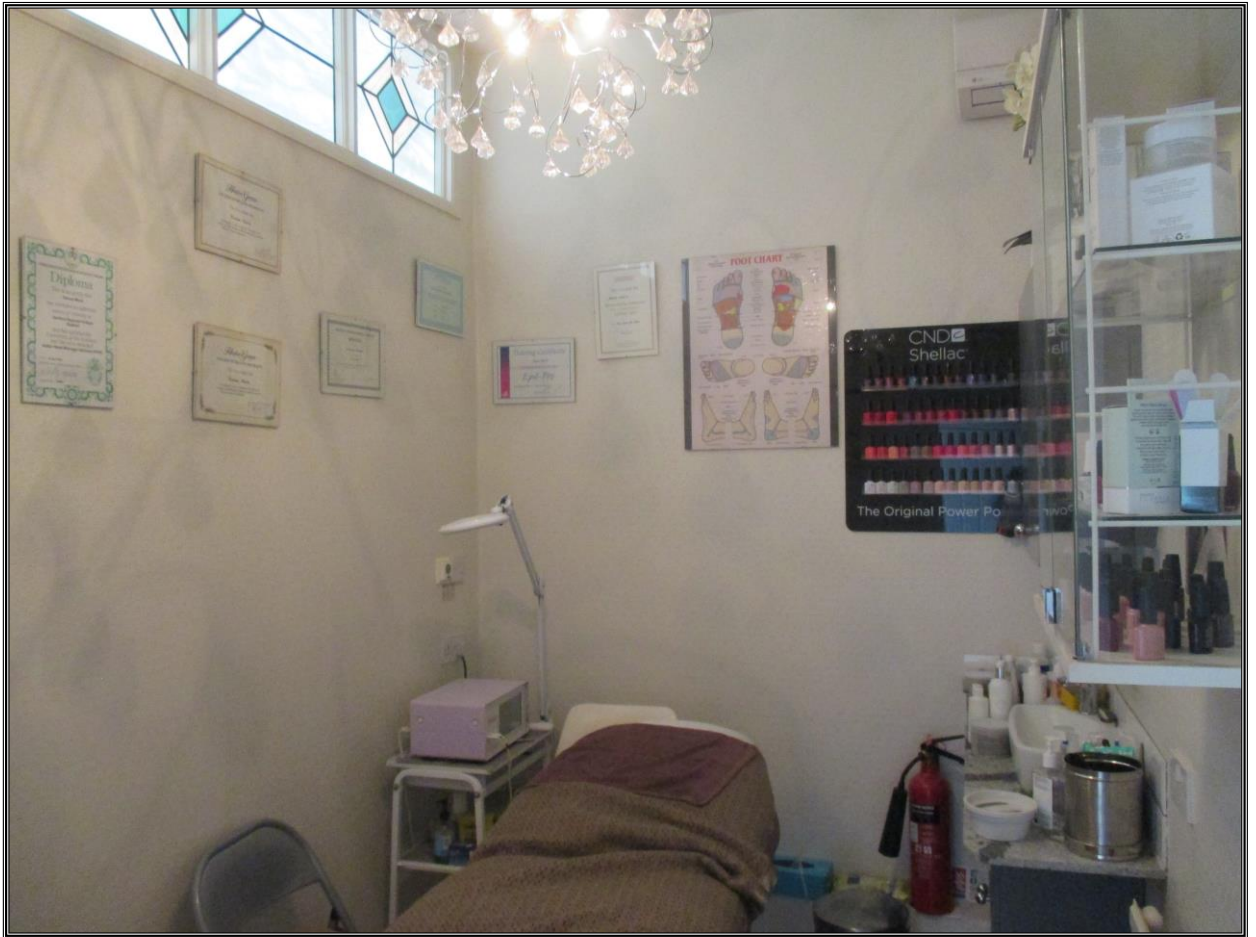
PRICE £699,000.

RATES Obtained from the www.voa.gov.uk website the rateable value for 2023/2024 is £11,750 and currently will receive 100% relief under the Small Business Rates scheme. Interested parties should confirm annual rates payable with the Local Rating Authority.

EPC Shop: B
Flat: E

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

VIEWING Strictly by appointment through agents as above



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