



SITUATION

Occupying a prominent position close to the junction with Station Road in this popular retail thoroughfare, directly opposite **Lidl** and being close to **The Broadwalk Shopping Centre** and Edgware Underground Station (Northern Line).

Edgware is a sought-after area approximately 9½ miles north-west of central London and benefitting from excellent transport links via the A41 and the M1 (Junction 4).

PROPERTY

Forming part of a 9-storey purpose-built Office Block comprising a **Self-Contained Office (currently partitioned into a number of rooms to include a kitchen)** occupying the entire first floor (excluding common parts where there are WCs).

In addition, the property includes **6 Parking Spaces** located in the car park to the rear of the building.

Refer to the Auctioneers for the floor plan and the video tour.

ACCOMMODATION

First Floor Self-Contained Office

Area Approx. 2,900 sq ft

Plus 6 Parking Spaces in rear car park

VAT is applicable to this Lot

TENURE

Leasehold for a term of 999 years from 20th November 1995 at a fixed ground rent of £100 p.a.

Offered with Vacant Possession

View of Rear Car Park



Approx. 2,900 sq ft Vacant Office

The Surveyors dealing with this property are **Elliott Greene** and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

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