



Station Road, Edgware HA8 7AU

**£950,000
Freehold**



A rare opportunity to acquire a Freehold shop and uppers on Station Road, central Edgware.

The premises is a high yielding commercial investment with a long standing tenant in the shop part. Of the three flats above, two are let and the tenant of the third is leaving within during November. Therefore it will be offered with vacant possession.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

- FREEHOLD COMMERCIAL INVESTMENT WITH 7.9% YIELD.
- SHOP AREA OF 1,420 SQUARE FEET
- FLAT EPCS, 2 X C + 1 X D SHOP EPC TBC
- SHOP WITH THREE FLATS ABOVE
- 2 X 2 BEDROOM FLATS AND 1 STUDIO
- FLAT COUNCIL TAX BANDS, 2 X A + 1 X C.
- CENTRAL EDGWARE LOCATION
- PARKING
- SHOP BUSINESS RATES TBC

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