



401-403 HIGH ROAD, HARROW WEALD, HA3 6HJ

Offers in excess of £600,000

LOCATION

The property is situated in the heart of Harrow Weald. Nearby retailers include Waitrose, Lidl, Iceland and Wenzels.

DESCRIPTION

The property comprises of a self-contained ground floor shop previously occupied by Harrow Weald News.

A separate external access from the front comprises of a self-contained residential flat on first and second floors above.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor Open Plan Shop	700 sq ft
Inner Office / Store	
Kitchen , Toilet and Lobby to rear door	

First Floor offers:-

Kitchen, Lounge,
Bedroom 1, Bedroom 2, Bathroom and WC
stairs leading to
Bedroom 3, Bedroom 4

Rear Yard / Storage Unit

FREEHOLD FOR SALE

EXCELLENT LOCATION

FULL VACANT POSSESSION

HARROW WEALD

SELF CONTAINED GROUND FLOOR

SHOP WITH 4 BED FLAT ABOVE

PRICE

Offers in excess of £600,000.

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £10,500

Rates payable £5,355 (2022/2023)

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request.

VIEWING

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL