

VDBM

Chartered Surveyors

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7A, HIGH STREET, WEALDSTONE, HA3 5BY

FREEHOLD FOR SALE

FULL VACANT POSSESSION

£695,000

WEALDSTONE

£695,000

LOCATION

The property is situated on High Street, Wealdstone and less than 1 minutes walk from Harrow and Wealdstone Station. There is a public car park close by along Palmerton Road.

DESCRIPTION

A self contained four storey building suitable for a variety of uses within Class E eg office, medical, educational, retail, restaurant. We are of the opinion the upper parts may be converted to residential accommodation subject to local authority consents.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor Shop / Office	770 sq ft
First Floor	535 sq ft
Second Floor	540 sq ft
Third Floor	255 sq ft
Total	2,100sq ft

PRICE

£695,000 Freehold for Sale

RATES

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

Rateable value £18,250

Rates payable £8,943 (2020/21)

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

LEGAL COSTS

The incoming tenant to bear the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of D (87)

VIEWING

Strictly by appointment through VDBM on 01923 845222.

DRAFT DETAILS AWAITING CLIENT APPROVAL