

VDBM

Chartered Surveyors

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## 23 MAXWELL ROAD NORTHWOOD, HA6 2XY



### LOCATION

The property is situated in an excellent location in the heart of Northwood. Nearby multiples include Boots, One Stop, Waitrose and Costa Coffee. See over for location plan.

### DESCRIPTION

Ground floor retail unit with rear service road. Two storey flat above. There may be potential to develop the residential parts further (subject to consents).

### ACCOMMODATION

#### Ground Floor

Shop	503 sq ft
Stores	238 sq ft

<b><u>Total</u></b>	<b>741 sq ft</b>
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#### 1st Floor

Lounge  
Double bedroom  
Kitchen  
Bathroom  
WC

#### 2nd Floor

2 double bedrooms  
1 single bedroom

### TERMS

To be sold freehold subject to the existing leases.

- **FREEHOLD INVESTMENT FOR SALE**
- **EXCELLENT LOCATION**
- **SHOP LET TO WENZELS**
- **POTENTIAL TO EXTEND TO CREATE 2 FLATS**

### TENANTS

The property is let as follows:-

#### Shop

Let to Wenzels the Bakers Limited for 10 years from 23.05.11 at a rent of £27,500 per annum. Full repairing and insuring terms. At 31.03.19 the Company showed net assets of £4.8M and a turnover of £28.5M. Established in 1975 with 63 stores currently.

See [www.wenzels.co.uk](http://www.wenzels.co.uk)

#### Flat

Let to Lightshield Limited for a term of 3 years from 02.02.18 at a rent of £18,264 per annum. The Landlord is responsible for repairs to the structure, the tenant for the interior condition.

### PRICE

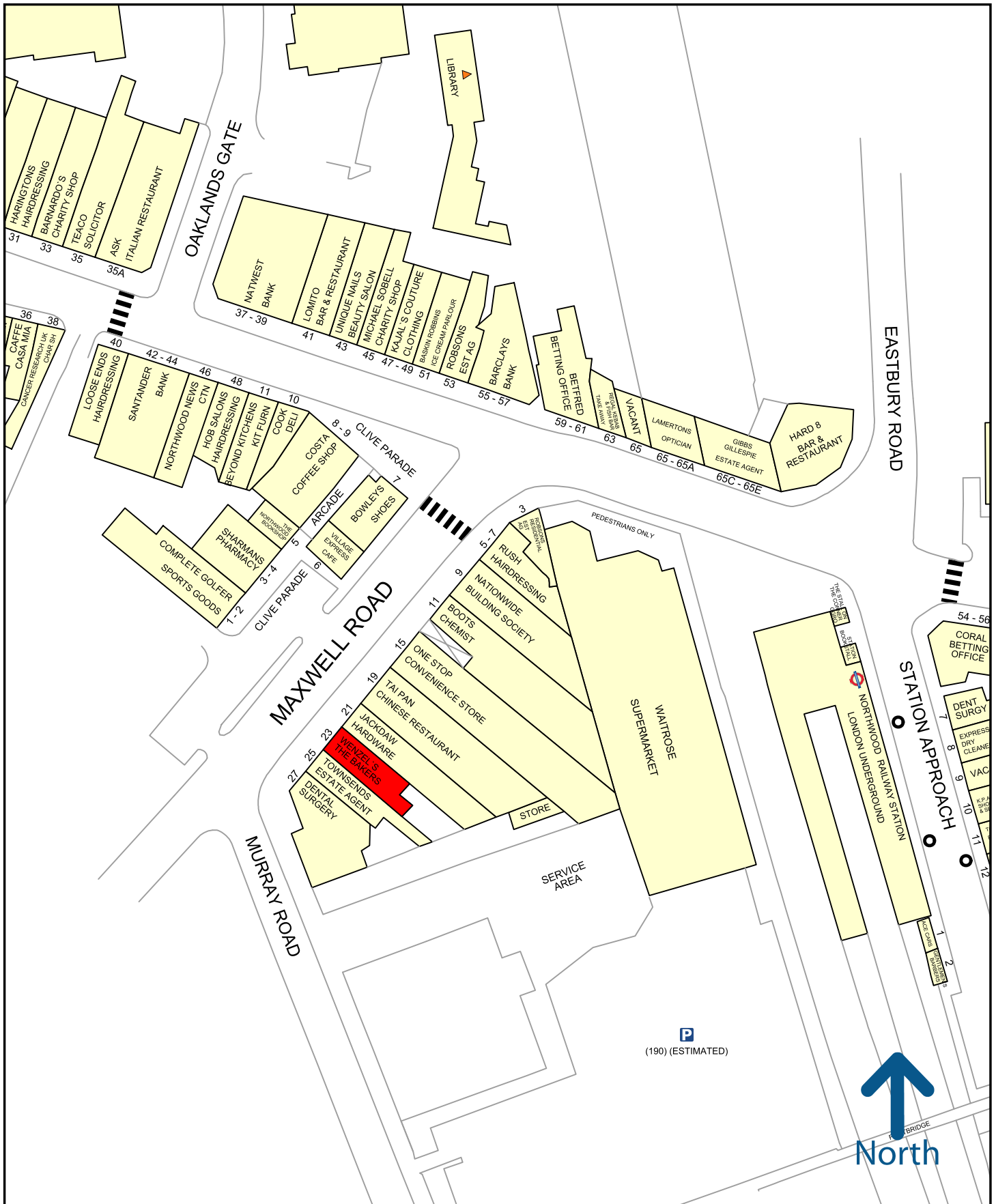
**Offers in excess of £950,000 (NO VAT)**

### EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of D (77) for the shop and E (54) for the flat.

### VIEWING

Strictly by appointment through VDBM on 01923 845222



50 metres

Experian Goad Plan Created: 14/11/2019  
Created By: Van De Berg Management Ltd



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