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- FREEHOLD INVESTMENT FOR SALE
- EXCELLENT LOCATION
- SHOP LET TO WENZELS
- POTENTIAL TO EXTEND AND CREATE 2 FLATS
- PRICE GUIDE £925,000

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.

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

The approximate net internal floor areas are as follows:-

Ground Floor

Shop	503 sq ft
Stores	238 sq ft
Total	741 sq ft

1st Floor

Lounge

Double bedroom

Kitchen

Bathroom

WC

2nd Floor

2 double bedrooms

1 single bedroom

Total 1,482sq ft

TERMS

To be sold freehold subject to the existing lease.

GUIDE PRICE £925,000

PRICE

Guide Price £925,000 (NO VAT)

TENANTS

The property is let as follows:-

Shop

Let to Wenzels the Bakers Limited for 10 years from 21.09.21 at a rent of £12,500 per annum for the $1^{\rm st}$ year followed by £25,000 per annum subject to a 5 year upwards only rent review and Tenant only break clause after 6 years. Full repairing and insuring terms. At 31.03.20 the Company showed net assets of £6.0M and a turnover of £33.6M. Established in 1975 with about 80 stores currently.

See www.wenzels.co.uk

Flat

This self contained 4 bed flat is fully vacant.

FPC

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.

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of any offer or contract.