



23 MAXWELL ROAD, NORTHWOOD, HA6 2XY

GUIDE PRICE £925,000

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

## 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
<b>Total</b>	<b>741 sq ft</b>

### 1st Floor

Lounge  
Double bedroom  
Kitchen  
Bathroom  
WC

### 2nd Floor

2 double bedrooms  
1 single bedroom

<b>Total</b>	<b>1,482sq ft</b>
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## TERMS

To be sold freehold subject to the existing lease.

## 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<sup>st</sup> 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](http://www.wenzels.co.uk)

### Flat

This self contained 4 bed flat is fully vacant.

## 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.