

VDBM

Chartered Surveyors

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35 GREEN LANE NORTHWOOD HA6 2PX



- **FREEHOLD INVESTMENT FOR SALE**
- **SHOP/OFFICE PLUS 2 FLATS**
- **FULLY LET**
- **OFFERS IN EXCESS OF £1.1M EXCL.**

LOCATION

The property is situated within the main shopping area in Northwood a couple of minutes walk from Northwood Metropolitan Line Station. Multiples nearby include Waitrose, Tesco Metro, Costa Coffee, Boots, hob salons, Cook and Barclays Bank. Please see location plan.

There is a large public car park very nearby and a smaller one situated to the rear of the property.

DESCRIPTION

An attractive three storey brick building with a shop at ground floor level and 2 flats above. There is a rear entrance situated off Oaklands Gate serving the rear of the shop and providing access to two attractive flats.

There is a rear yard which, subject to consents, could be built on to extend the Property and/or to provide a further flat.

Ground Floor

The ground floor is occupied as an office by a firm of Trust and Estate Practitioners. The net internal floor area is about 800 sq ft.

First Floor Flat

2 Bedrooms
Living Room
Kitchen
Bathroom/WC
Double Glazed with Central Heating

Second Floor Flat

2 Bedrooms
Living Room
Kitchen
Bathroom/WC
Double Glazed with Central Heating

LEASES

Ground Floor

Let on a full repairing and insuring lease expiring 24.06.23 to Teaco Associates Ltd established 2010 at a rent of £27,300 per annum exclusive.

First Floor Flat

Let on an Assured Shorthold Tenancy until 29.10.21 at a rent of £1,200 pcm.

Second Floor Flat

Vacant, previously let on an Assured Shorthold Tenancy until 26.07.21 at a rent of £1,180 pcm.

PRICE

Our clients own the Property, by way of a Freehold Interest and 2 separate Leasehold Interests. Our clients wish to sell the whole. VAT will be charged on the Freehold Interest sale.

The Leaseholds are 999 year terms from 16.01.07.

Offers in excess of £1.1M

EPCs

Energy Performance Certificates (EPC's) are available upon request. The property has asset ratings as follows:

Ground Floor EPC B/48

First Floor Flat EPC C/72

Second Floor Flat EPC E/53

VIEWING

Strictly by appointment through VDBM on 01923 845222

