



40 CHURCH ROAD, STANMORE, HA7 4AH

£500,000 Guide price

LOCATION

The Property is situated in a prominent corner position at the junction of Church Road and Elm Park which is the main access to Sainsburys. Other multiple and local retailers are represented nearby together with a number of restaurants.

DESCRIPTION

A two storey property with rear parking for 3 cars. Estate Agents offices to both floors.

There is storage space within the loft with access via a staircase.

ACCOMMODATION

The approximate net internal floor areas are as follows:-

Ground Floor	605 sq ft
First Floor Offices	<u>370 sq ft</u>
Total	975sq ft

FREEHOLD INVESTMENT FOR SALE

EXCELLENT LOCATION

ESTABLISHED TENANT

RENT £26,500 PAX

PRICE GUIDE £500,000 (NO VAT)

TENANTS

The whole Property is let to Stones Residential (Stanmore) Limited with 2 personal guarantors. Lease 10 years from 22.02.2016. Current rent £26,500 pax. The tenant has been established 10 years. As at 31st December 2020 they had stated shareholders funds of £226,940 and a good credit rating.

PRICE

£500,000 VAT not chargeable.

LEGAL COSTS

Each party to bear their own legal costs.

EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of E (111)

VIEWING

Strictly by appointment through VDBM on 01923 845222.