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Ref: 1155

**2 SHOPS WITH UPPER PART
A1 & A2 USE. D1 POSSIBLE
FOR SALE OR TO LET**



**WHITCHURCH LANE
EDWARE, MIDDLESEX, HA8
APPROX 1550.58 SQ FT (144.04 SQ M)**

Location: Situated on the corner of Whitchurch Lane and Buckingham Road, Edware.

Description: Comprising two intercommunicating shops with upper parts. The shops have previously been used as an office, but could also be used as retail. The upper part has a separate entrance from the side of the premises and is arranged as offices.

Areas:

Corner shop	25'2" deep x 18'4" wide
Shop 2	18'8" deep x 10'4" wide
Rear lobby including kitchenette	9'1" deep x 10'6" wide
WC	
First Floor	794.92 sq ft
Comprising 5 rooms plus kitchen and WC	

Terms:

Option 1

Available Freehold at £395,000.

Option 2

Available to let on a new Lease at £25,000 pa.

Subject to contract

Business Rates:

London Borough of Harrow – To be confirmed. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Bernard Gordon & Co. cannot guarantee any figures.

Reference Charge:

Bernard Gordon & Co. charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing:

By Appointment only

Via Joint Sole Agents

Bernard Gordon & Co.

020 8099 3119

