



Ref: 1231

**New Build Retail Premises
Available summer 2012
Potential for D1
(Subject to Planning)**

For sale or to Let

415 Burnt Oak Broadway, Edgware, Middlesex, HA8 5AH

**ALSO IDEAL DAY NURSERY, EDUCATION/TRAINING,
MEDICAL/DENTAL**

**Approx 5,867 sq. ft (545 M²)
As part of a new mixed commercial/residential development.**

Offers invited for the completed commercial unit
In the region of £1,250,000
125 years leasehold interest
Subject to contract

Or to be let on new F R & I lease for a term to be agreed
Rent £90,000 pax

Subject to contract

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.

Location	The property is located on the western side of Burnt Oak Broadway, close to the junction of Camrose Avenue. Edgware Town Centre is within easy reach with its excellent shopping and transport facilities, Edgware underground (Northern Line) and bus terminus.
The Property	<p>Proposed mixed residential and commercial development</p> <p>Ground floor commercial accommodation is self-contained and in column free open space with a ceiling height of approximately 3.84 m (12' 5") with rear service area and forecourt parking..</p> <p>Frontage to Burnt Oak Broadway approximately 13.72m (44' 9") Total frontage including recessed section " 19.1 m (62')</p> <p>Total depth approximately 31.11 m (101')</p> <p>The front forecourt car parking area is to be allocated to the commercial unit.</p> <p>Approximate gross internal floor area 5,867 sq. ft (545 m2)</p> <p>Floor area as provided.</p> <p>The unit as proposed will be completed to shell and core finish with capped services. The vendors will consider fitting out and finishing subject to agreed terms</p> <p>There is a large area at the rear of the property to provide car parking and communal amenity space for the flats and a service area for the commercial unit. The access will be via Cavendish House, the adjoining office building, leading from Camrose Avenue.</p> <p>In addition there is a garden area at the rear of Cavendish House which could be made available (subject to agreed terms) to the occupiers of this property as a playground.</p>
Planning	<p>Ground floor currently A1 (retail) plus 14 residential apartments on first, second and third floors. An application has been submitted for a change of use of the ground floor to D1. A letting conditionally upon a change of use to d1 will be favourably considered.</p> <p>Given the arrangement of the accommodation, it is considered ideal for a Day Nursery, Educational/Training, medical and or dental purposes etc. subject to planning.</p>
Timing/possession	Summer 2012. Earlier access to the ground floor may be possible, for fitting out etc, subject to the progress of the building works and the arrangements set up between the developers and the contractors.
EPC	Will be applied for when the building is completed/occupied

Terms	Offers invited for the completed ground floor unit to shell and core finish with capped services, in the region of £1,250,000 for a 125 years lease at a peppercorn ground rent. Or to be let Rental £90,000 per annum exclusive of rates and service charges. New F R & I lease for a term to be agreed, subject to 3 yearly rent reviews to the greater of open market rent, RPI or 2.5% per annum compounded. Subject to contract A sale/letting subject to a change of use to D1 in respect of the ground floor would be given favourable consideration
Rating	To be assessed upon completion/occupation.
VAT	The property is elected for VAT purposes.
Costs	Each party are to be responsible for their own legal/surveyors costs in connection with the grant of a lease or the sale of a long leasehold interest.

Viewing **This is a construction site and accordingly no unaccompanied inspections are to be undertaken.**
Call

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Email; sales@bernardgordon.Co.



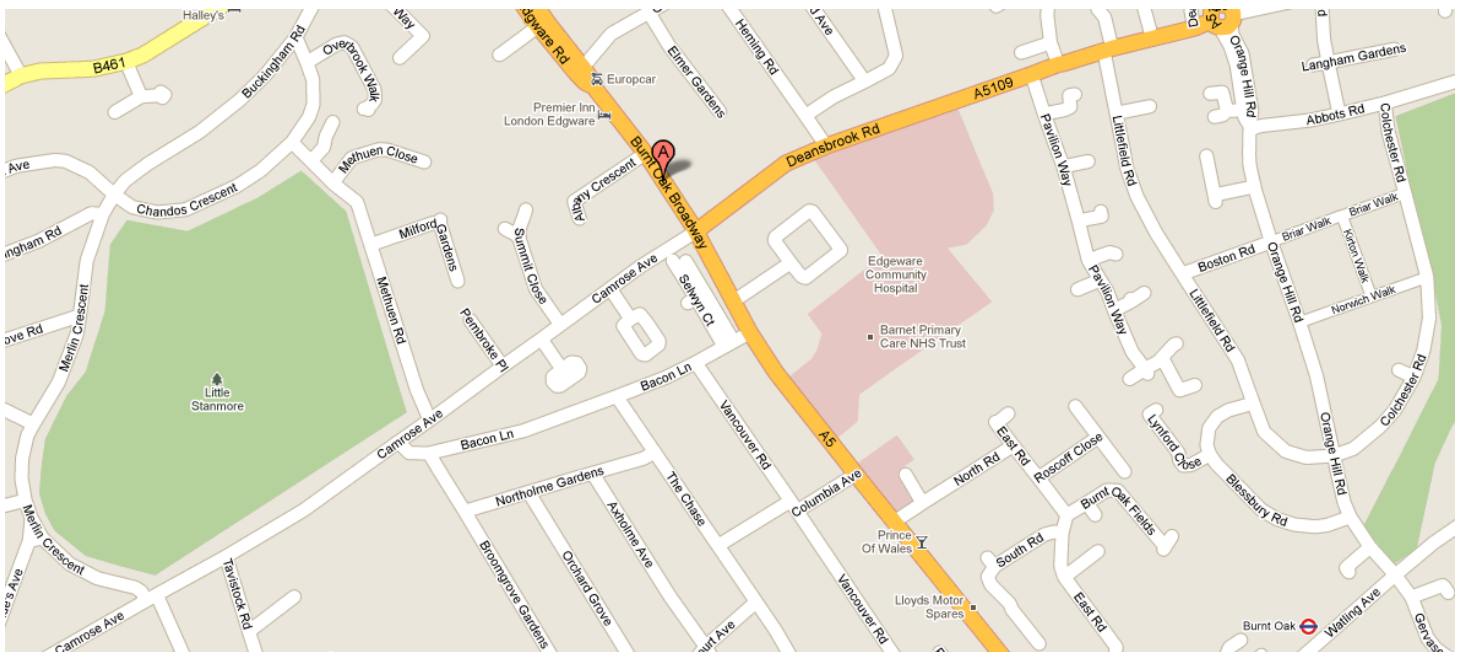
Original front elevation

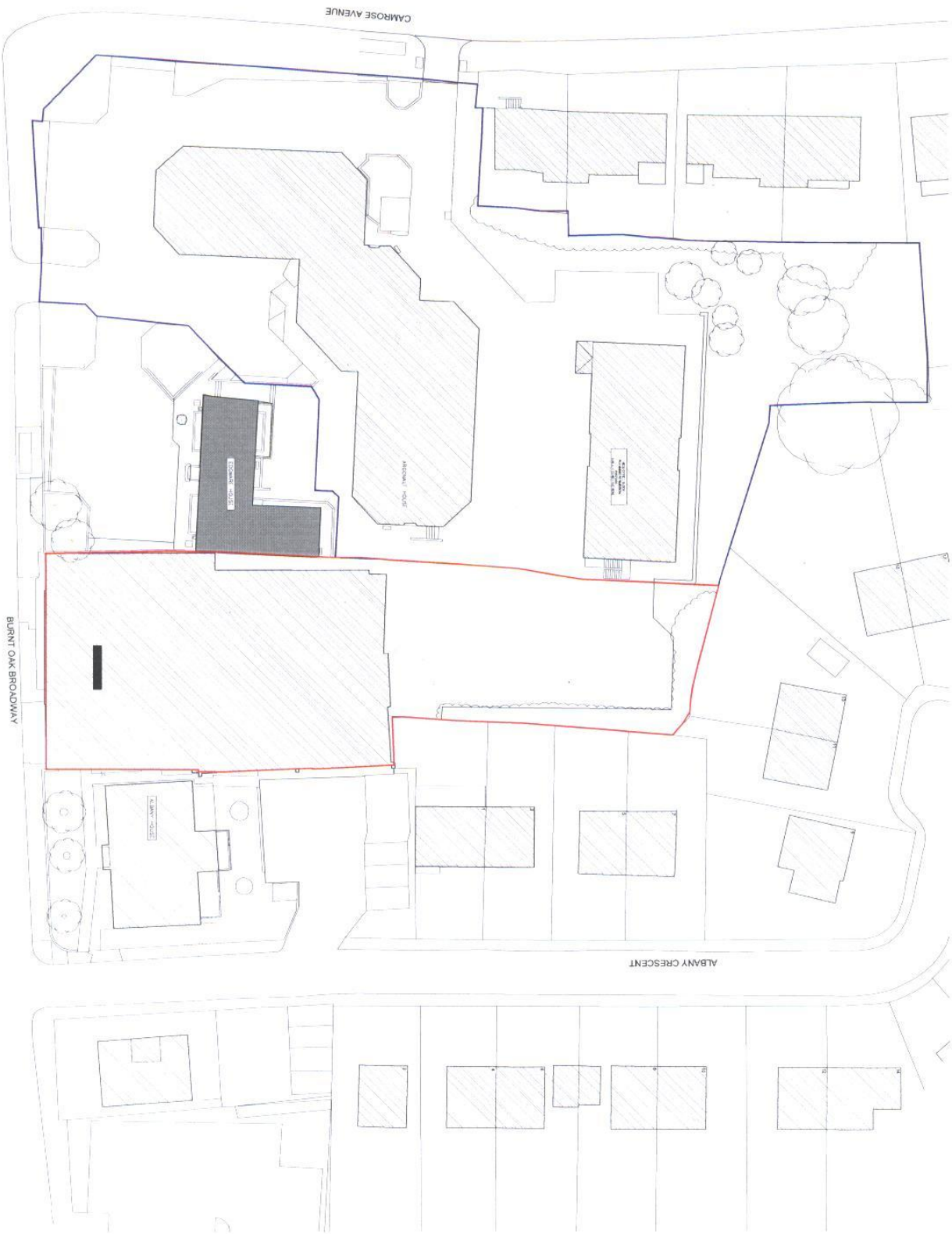


Existing rear car park



Rear garden area





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PROPOSED SITE
 EXISTING SITE
 JUNCTION CROWN MARKERS

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 1:1000 Scale

PLANNING ISSUE

BURNT OAK BROADWAY
 EXISTING
 PROPOSED
 EXISTING
 SITE PLAN
 07/10/07 A1 1/200 FEB/07 B

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415 Burnt Oak Broadway site outlined in red. Site plan not to scale