

## 2 SHOPS WITH UPPER PART A1 AND A2 USE FOR SALE OR TO LET



### WHITCHURCH LANE EDGWARE, MIDDLESEX, HA8 APPROX 1550.58 SQ FT (144.04 SQ M)

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

**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 WC	9'1" deep x 10'6" wide

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.

**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](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Reference Charge:** Claridges 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 Sole Agents Claridges Commercial – 0845 205 0007**