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By Order of Fixed Charge Receivers

32 Watling Avenue, Edgware,
Middlesex HA8 0LR

Guide Price: £430,000*

**FREEHOLD SHOP AND UPPERS IN BUSY
LOCATION**



This freehold shop and uppers is located off Burnt Oak Broadway in a busy trading area. Numerous local traders along with larger users occupy this road. Additionally, Burnt Oak Station (Northern Line) that also has a large adjacent pay and display car park is within a few hundred yards. Good road links serve the area with the A1, M1 and M25 all being within easy reach. The property consists of a shop unit to the ground floor that will be vacant prior to completion and a split level five bedroom flat above. The residential part is currently let to Genesis Housing Association on a 3 year lease from 4th September 2017 at a rent of £17,420 per annum. The property will be sold with the benefit of ongoing income from this tenancy. This property offers an ideal investment opportunity.

ACCOMMODATION

Ground Floor consisting of vacant shop unit approximately 642 sf. Maisonette - Entrance with Stairs to Landing, Living Room, Kitchen, Bathroom, Bedroom One, Second Floor Landing, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Barnet 0208 359 2000
Shop Rateable Value £16,500
Maisonette Council Tax Band: D

VIEWING TIMES

Tuesday 30/1 @ 11am Thursday 8/2 @ 11am

NOTE

There will be an extended completion of 6 weeks for this property

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN