



ESTATE & LETTINGS AGENTS

High Street, Wealdstone, HA3



FOR SALE £219,950 (VIRTUAL FREEHOLD) & TO LET £1,500 pcm.

Major Estate is pleased to present this commercial unit (A1/A2) in a busy high street location. The shop is an ideal investment opportunity due to its presence on a busy High Street and its proximity to residential area, shopping amenities and schools.

The property benefits from a front office space, back office, door push button entrance, staff wash room, kitchen area and fire exit. The property is in an established parade serving the surrounding residential area and close to Harrow & Wealdstone station and several bus stations.

The property is also available to let at a competitive rate.

- Ideal for Investor/Owner Occupier
- Suitable for office use
- Large office with extra storage & kitchen
- Located on the high street
- A1 – A2 Uses

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

ENTRANCE:

Entrance to the main office area via toughened glass door.

FRONT OFFICE:

5.788m (18'91") x 4.471m (16' 3")

Front aspect toughened glass windows, laminated flooring, power points, and telephone points.



BACK OFFICE:

2.889m (9'48") x 1.72m (5'64")

Front aspect single glassed windows, laminated flooring, power points and telephone point.



FITTED KITCHEN:

3.98m (13'06") x 2.773m (9'10")

Front aspect single glassed windows, laminated flooring, power points, telephone points, wall and base mounted kitchen units, space for fridge freezer and stainless-steel sink with mixer taps.



STAFF WC:

Low level WC and hand wash basin with single taps.

FIRE EXIT:

Through rear door: 9.526m(31'25") x 1.352m(4'42")

TOTAL SIZE:

517 sq. ft

SERVICE CHARGE: Nil

GROUND RENT: Nil

BOROUGH: Borough of Harrow

EPC:

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 138 This is how energy efficient the building is.

Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available



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