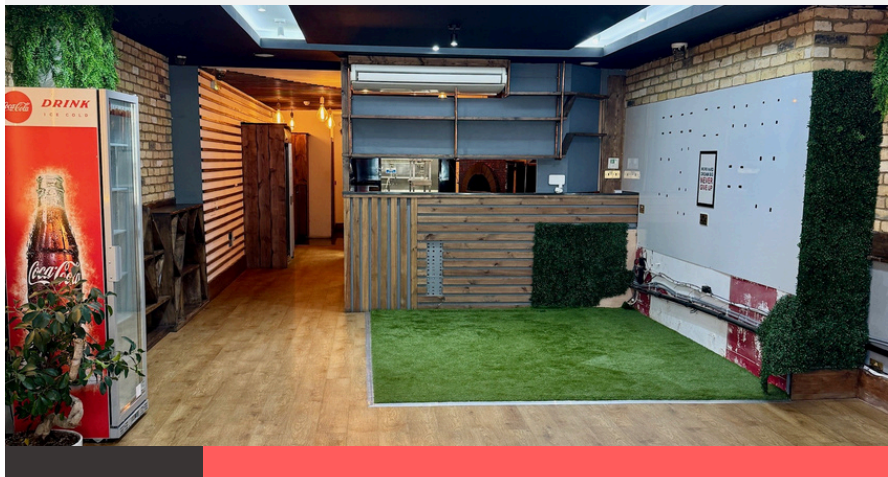


246 Station Road | Edgware |
HA8 7AU

Shop | To Let |
Prominent Corner Position |
Full Extraction |
New Lease Available





246 Station Road | Edgware | HA8 7AU

Location

The subject property is situated on a prominent corner position on Station Road in the heart of Edgware a short walk from The Broadwalk Shopping Centre and Edgware underground station.

Description

The shop is suitable for a variety of uses, however is currently configured as a recently refurbished fitted restaurant with 60 covers, benefitting from full extraction, kitchen & pizza oven, bar and WCs. The front seating area can be used as al fresco dining with impressive full height bi-folding windows across both high street & return frontages.

Accommodation

The property has the following approximate floor area:-

Ground floor | 143.76 Sq.m | 1,547 Sq.ft

Terms

Available by way of a new lease, terms to be agreed.

Rent

£37,000 per annum exclusive.

Use

Within Class E use.

EPC

Further details available upon request. B 35.

Rates

The VOA website shows an entry in the current Rating List of 27,750.

For rates payable please refer to the Local Charging Authority, London Borough of Barnet - 020 8359 2000.

Legal costs

Each party to be responsible for their own legal and consultancy costs.



Contact

Ollie Elderfield
07548 098881
ollie.elderfield@brasierfreeth.com

VIEWINGS - Strictly by appointment

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Information required will include:
• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

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