

PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

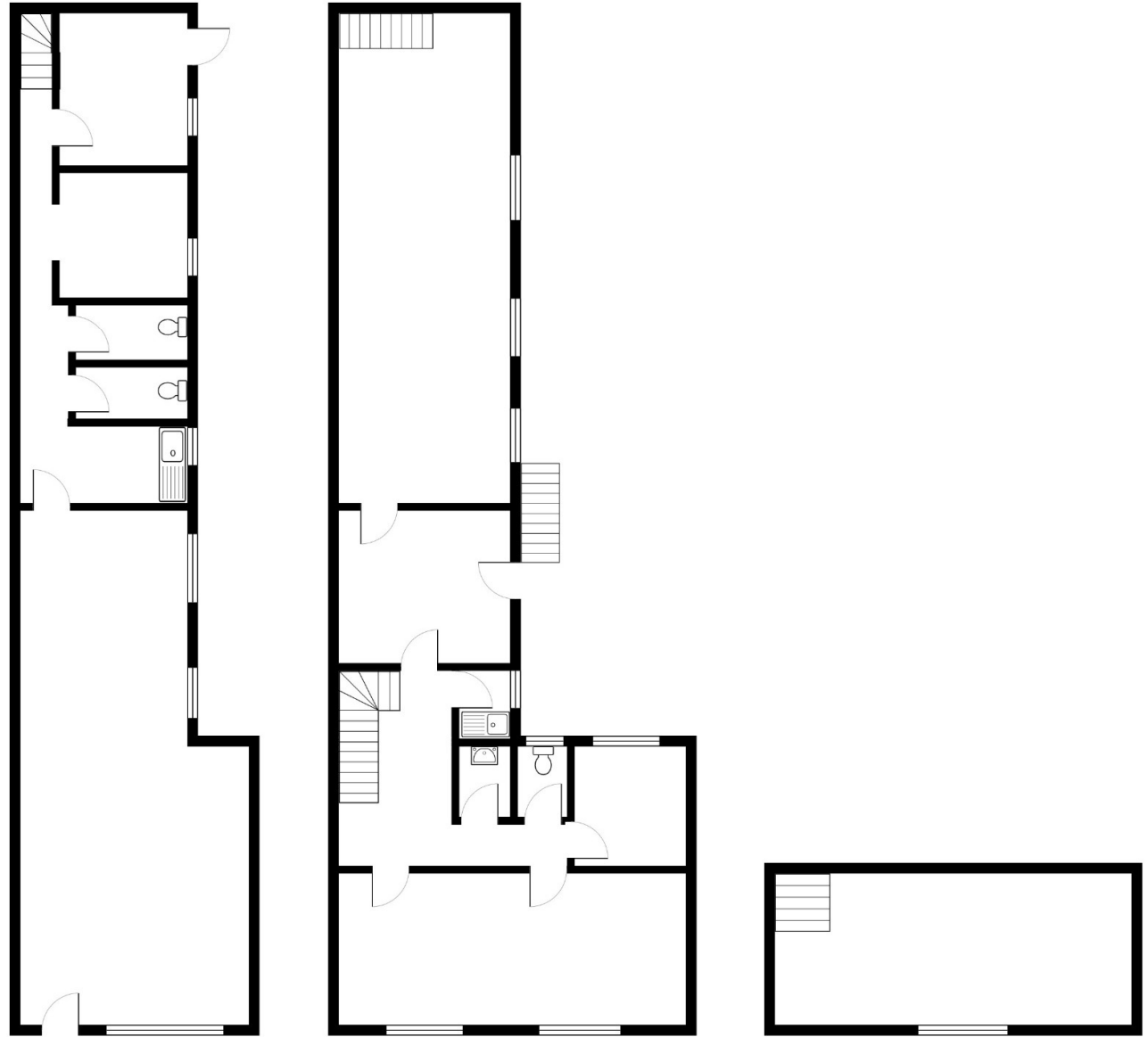
Commercial building with car
park to the rear

38 High Street, Northwood, HA6 1BN



ACCOMMODATION

	Sq ft	Sq m
Ground floor	836	77.6
First Floor	992	92.1
Second Floor	217	20.1
Total	2,043	189.8



All measurements are approximate.
Please note this floor plan is for marketing purposes and is to be used as a guide only and not be relied upon.

AMENITIES

- ✓ Office building arranged over three floors
- ✓ Good parking facility
- ✓ Redevelopment potential STPP
- ✓ Sold with vacant possession

LOCATION

Ideally situated on High Street, Northwood, with easy access to a range of shopping facilities including Waitrose supermarket, a large range of restaurants and other amenities with the closest Underground Northwood (Metropolitan Line) station providing access to Baker Street and the City and beyond. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres. The A40, A312, M1, M40 and M25 motorways are also accessible.

DESCRIPTION

Sited on an area of 3,563sqft, we are pleased to bring to the market this fantastic opportunity to acquire an office freehold with gated parking. The building is arranged over three floors with an external staircase to the first floor from the car park. The ground floor can be accessed via a pedestrian access of the high street and offers two W/C's, kitchen and net useable area of 618sqft. The first floor can be accessed via the ground floor or externally and offers another two kitchens, W/C's and four office rooms with a fifth on the second floor. The car park is accessed via an automatic gate and offers parking for approximately 8 cars.

PRICE

£795,000 for the Freehold interest.

RATES

Rateable value: The building has three separate business rates valuations for the ground floor and first & second floors and rear parking. Rateable value for the ground floor is £11,750 and for the upper floors it is £8,400. Rateable for the rear parking is £1,200.

VAT

We understand that VAT is not payable on the sale price.

LEGAL COSTS

Each party to be responsible for their own legal costs

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