



HIGH STREET, WEALDSTONE
LOCK-UP SHOP & UPPER PARTS FOR SALE



Clive Lawrence & Co are pleased to offer, this lock-up shop with upper parts for sale. The property has potential for conversion of the upper parts to residential use STPP

£425,000



The building is located along Wealdstone's bustling High Street, and within walking distance of Harrow & Wealdstone Station. There is a fast train service to Euston (15 mins) and Bakerloo Line Underground service. Local nearby traders include Iceland, Londis, Halifax, Santander, Boots, Nationwide and Asda to name a few.

ACCOMMODATION

This self contained office building offers ground and first floor office accommodation together with internal second floor storage accommodation.

The specification includes ground floor shop frontage, air conditioning, gas fired central heating via radiators, carpeting, florescent lighting, kitchenette and male and female toilets. Ground floor offers main reception / waiting room leading onto five additional office rooms and both male and female toilets. 987 sq ft.

Internal stairs leading to first floor offices and kitchenette. 427 sq Ft.

There is additional internal stairs on the first floor leading to top floor internal storage space. 70 sq ft.

TOTAL 1,484 SQ FT

Externally, rear garden and storage unit.

PRICE £425,000

Full vacant possession may be possible subject to terms and conditions

EPC E rating

VIEWINGS

If you are interested in further information or wish to submit an offer on this property then please do not hesitate to contact us on 020 8861 4545 or Email: info@clivelawrenceandco.co.uk

PLEASE NOTE: ALL INSPECTIONS MUST BE VIA THIS OFFICE as the premises are currently leased and occupied.

Tel 020 8861 4545

www.clivelawrenceandco.co.uk

Please note: The mention of any appliances and /or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract. Please note that these are approximate gross dimensions and do not allow for space unusable because of staircases or other intrusions