

COMMERCIAL ESTATE AGENTS & VALUERS

**FULLY FITTED MEDICAL BUILDING
OR OTHER USES WITHIN CLASS E**

722 SQ FT

TO LET

114A HIGH STREET, EDGWARE, MIDDLESEX HA8 7HF



LOCATION

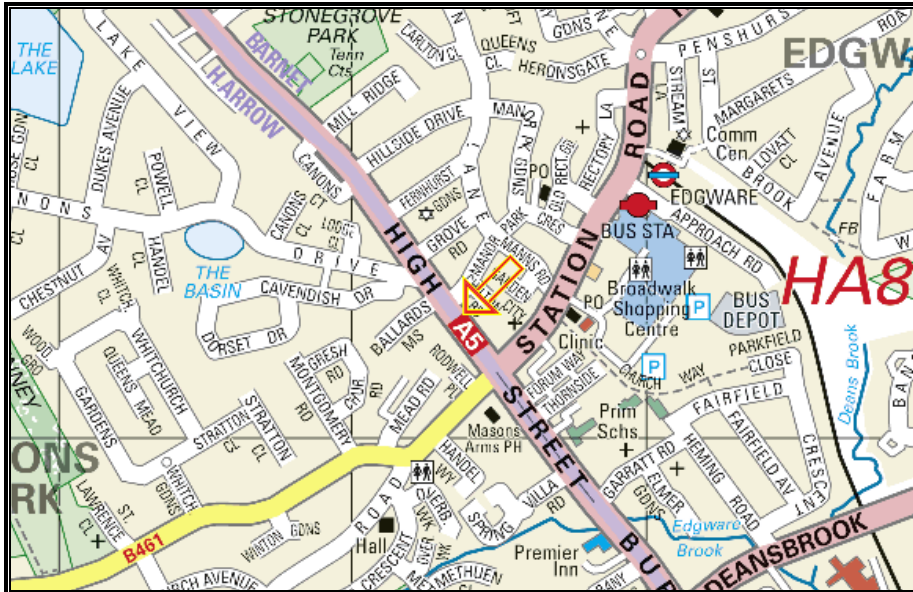
The property is situated at the junction with High Street (A5) and Manor Park Crescent. Edgware Underground Station (Northern Line) is a short distance away, as well as the Broadwalk Shopping Centre.

All Transactions are Subject to Contract

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EAST FINCHLEY LONDON N2 9DB

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ACCOMMODATION Comprises a self-contained medical building which is approached from Manor Park Crescent and is arranged on ground and first floors. The premises are divided into a reception area, 3 rooms and afford the following approximate

GROSS INTERNAL FLOOR AREA 722 SQ FT

AMENITIES

- * Entryphone
- * Double-glazed windows
- * Window blinds
- * Central heating
- * Spotlights
- * Kitchen
- * Male & female wcs
- * 2 / 3 car parking spaces

LEASE

A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals, if applicable.

RENT

£19,750 per annum exclusive.

RATES

Obtained from the www.voa.gov.uk website the rateable value is £11,250. This currently qualifies for 100% relief under the Small Business Rates Scheme resulting in nil rates payable. Interested parties should confirm annual rates payable with the Local Rating Authority.

EPC RATING

C

LEGAL COSTS

Each party is to be responsible for their own costs incurred.

VIEWING

Strictly by appointment through sole agents as above.





“Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
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