



Station Road, Edgware. HA8 7JX

**£499,950
Freehold**





- SHOP AND UPPERS
- RENT INCREASE AGREED

- MAIN ROAD LOCATION
- FREEHOLD INVESTMENT

- SHOP LET ON 12 YEAR LEASE
- SUCCESSFULLY TRADING COMMERCIAL UNIT

An opportunity to purchase the FREEHOLD of a shop and uppers on Station Road Edgware.

The commercial part is a successfully trading restaurant, currently paying £35,000 per year, on a 12 year lease, which expires in 2033.

As from March 2028, by prior agreement, the rent increases to £40,000.

The two upper units are both sold on leases until 2124, with Ground Rent of £50 per year.

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