



Burnt Oak Broadway, Edgware. HA8 5ED

£45,000

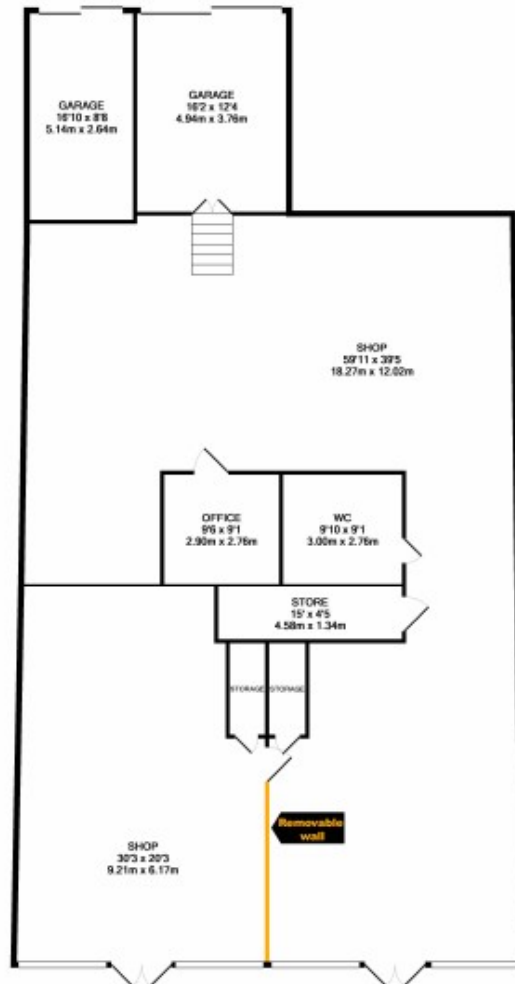




- DOUBLE SHOP
- PLANNING CONSENT

- 2,500 SQUARE FEET
- REAR ACCESS

- A1, A3, AND D1 USE
- TWO GARAGES



TOTAL APPROX. FLOOR AREA 2724 SQ.FT. (253.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be checked by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A 2,500 square feet double shop at the Edgware end of Burnt Oak Broadway, opposite Edgware Community Hospital. This property is unusual in that historically it has A1 use, and also has A3 and D1, for both of which there is Planning Consent in place. However under current regulations no consent is required and it can be used for a multiple of purposes. Should the new occupier wish the property can be split and operated as two separate business under individual leases.

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