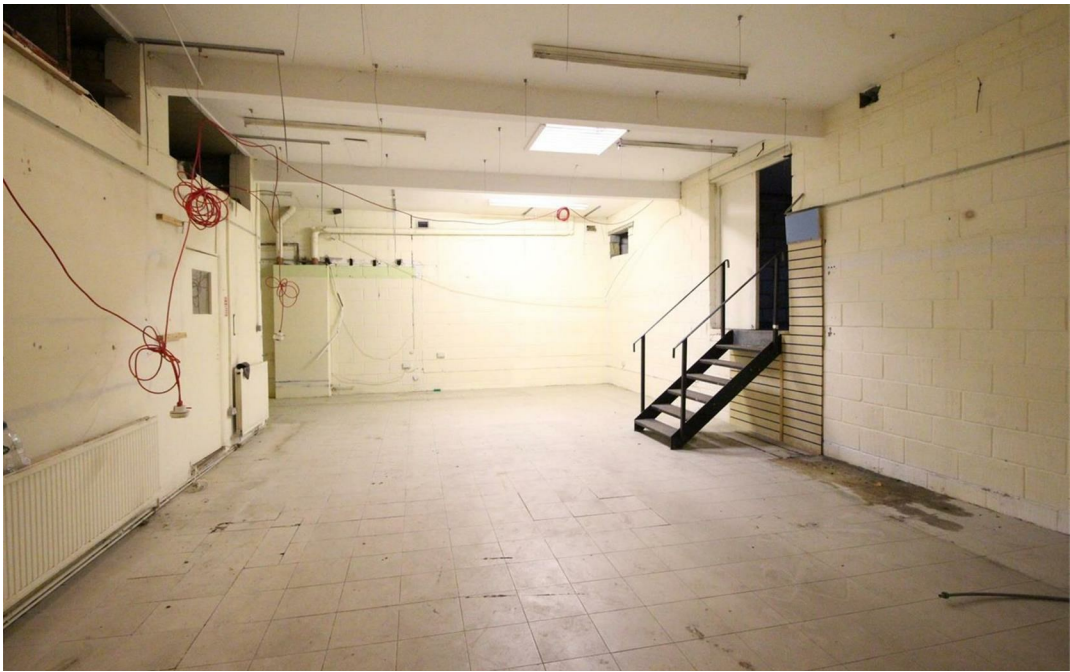




**Burnt Oak Broadway, Edgware HA8 5ED**

**£45,000 Per  
Annum**







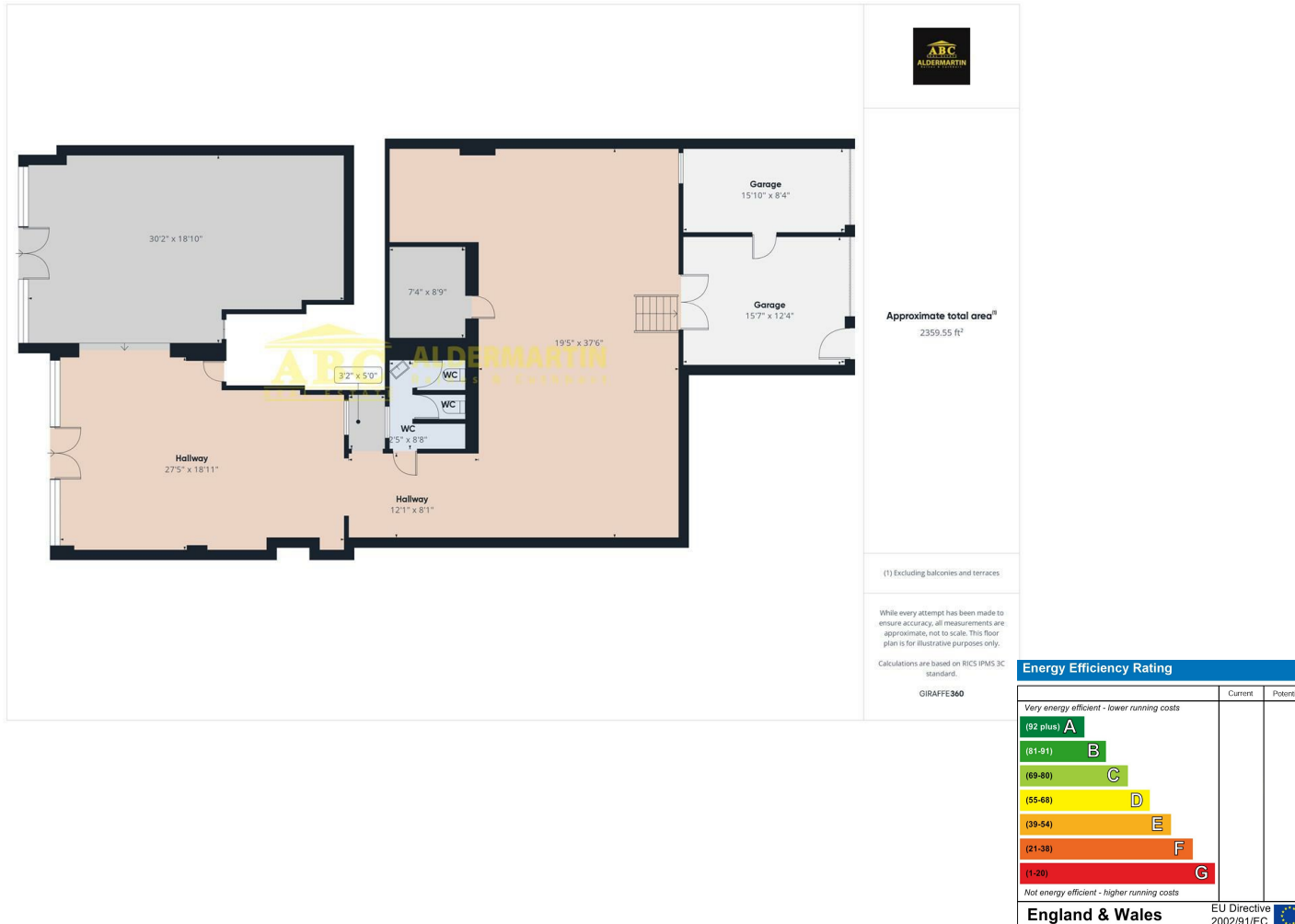


- DOUBLE SHOP
- PLANNING CONSENT

- 2,500 SQUARE FEET
- REAR ACCESS

- A1, A3, AND D1 USE
- TWO GARAGES

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.



**ABC EDGWARE**  
**020 8621 4000**  
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