

SITUATION

Located in this well-known shopping parade serving this affluent residential area, being within a mile of Edgware Underground Station (Northern Line) and easily placed for the A41 towards London and the Motorway network via the M1 (Junction 4).

PROPERTY

A 1930's built building set behind a front shoppers' layby roadway, comprising a **Half Shop** with front access and also side access from Mowbray Road via a rear balcony to a **2 Storey Upper Part** previously used for offices.

ACCOMMODATION

Ground Floor Half Shop

Gross Frontage 6'6"

Shop Depth 8'0"

First Floor

3 Rooms

Area Approx. 556 sq ft

plus Private Rear Balcony

Second Floor

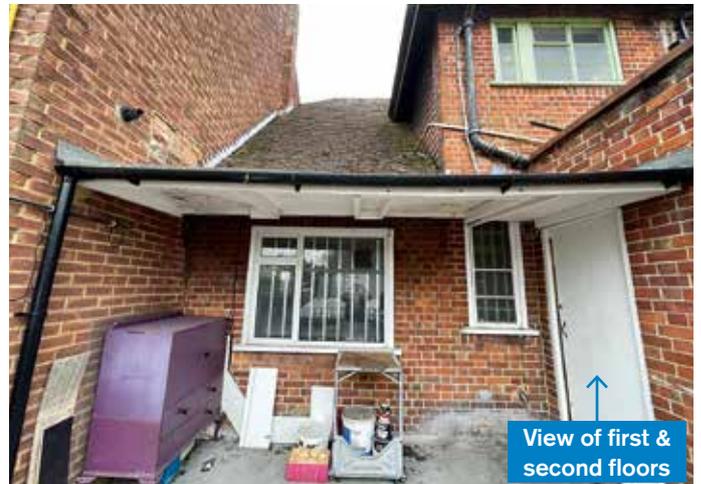
2 Rooms & 2 WCs

Area Approx. 511 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: The Upper Part has been used (in the past) as 2 Flats.



Vacant Half Shop & Upper Part with potential for 2 Flats

The Surveyors dealing with this property are
John Barnett and **Nathan Schindler**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
*Refer to points 9 and 10 in the 'Notice to all Bidders'

Vendor's Solicitors

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