



PETERMANS
LOCAL PROPERTY EXPERTS



ELIZABETH HOUSE

54-58 High Street

Edgware HA8 7ER

FOR SALE

3,004 Sq Ft

- Third Floor
- Refurbished lobby
- Two passenger lifts
- Double glazing
- Electric heating
- Two kitchens
- Needs refurbishment
- Window blinds
- Shared male, female & disabled toilets
- Parking for 6 vehicles

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LOCATION

Elizabeth House is located within the heart of Edgware on the east side of the A5 and a few minutes walk to Edgware Station and surrounded by numerous shopping and restaurant amenities. There are excellent transport links and routes to Central London and the Motorway network (Jct 4 of M1 within 2 miles)

ACCOMMODATION

The entrance lobby has been refurbished, including the 2 lifts. A self-contained office suite comprising the entire third floor. It was previously divided into 2 suites, one now open plan, the other split into individual rooms. The floor is in need of refurbishment.



FLOOR AREA

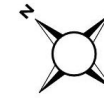
The area is approx. 3,004 sq ft

AMENITIES:

- 2 passenger lifts
- Refurbished lobby
- Double glazed windows
- 6 car spaces
- Heating/cooling system

Third Floor

Approx. 279.1 sq. metres (3004.0 sq. feet)



Total area: approx. 279.1 sq. metres (3004.0 sq. feet)







TENURE

Held for a term of 999 years commencing in 1995 at a ground rent of £100 per annum.

PRICE

Offers in the region of £595,000+ VAT for the benefit of the long leasehold interest

SERVICE CHARGE

Circa £18,000 per annum plus VAT for the entire floor but TBA

RATES

Obtained from the www.voa.gov.uk website the combined rateable value is £37,500 and the rates payable for 2023/2024 are £18,712 per annum. Interested parties should confirm annual rates payable with the local Rating Authority.

EPC

TBC

LEGAL COSTS

Each party to be responsible for their own costs incurred

VIEWINGS

By appointment only via:

Howard Peterman of Petermans on:

020 8958 5040 or 07973 224048

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