

TO LET

PROMINENT ROAD SIDE UNIT
BURNT OAK BROADWAY
BURNT OAK
EDGWARE
HA8 5AN



858 SQ M (9,238 SQ FT)



RS & CO

ROBERT STEPHENS & COMPANY

www.robert-stephens.com

DESCRIPTION

A highly prominent commercial unit currently used as a tyre and exhaust fitting centre, fronting the A5 Edgware Road at Burnt Oak Broadway HA8 5AN

LOCATION

Fronting the A5 Edgware Road 4.5 miles north of Staples Corner and 2.6 miles south of the M1/A5/A41 junction at Elstree.

Edgware Underground Station (Northern Line) is located 1/2 mile away; approximately a 10 minute walk. Canon's Park Underground Station (Jubilee Line) is 1 mile away (15 minute walk)

Edgware Road is an established location for the automotive related occupiers with some 8 franchised car dealerships located within a 4 mile radius together with various tyre and exhaust operators.

ACCOMMODATION

The unit comprises a single storey commercial unit with forecourt fronting the A5 Burnt Oak Broadway.

The total gross internal floor area is 858 sq metres (9,238 sq ft). Site area is approximately 0.259 acres (0.105 hectares).

PLANNING

The building is currently occupied as a vehicle tyre and exhaust centre and is considered suitable for its current use as well as a variety of other roadside retail uses. Prospective parties considering alternative uses are recommended to make their own enquiries to the planning department of the London Borough of Barnet.

EPC

The Property has been assessed with an EPC rating of C(65).

RATEABLE VALUE

The property is listed in the 2017 Rating List as Vehicle Workshop and Premises RV £77,000.

Rates payable for 2018/19 is estimated as £32,178 but prospective occupiers are strongly recommended to make their own enquiries of LB Barnet.

AVAILABILITY

The building will be available for occupation from December 2018. Rent upon application.

LEGAL COSTS

Each party to bear its own legal costs

VAT

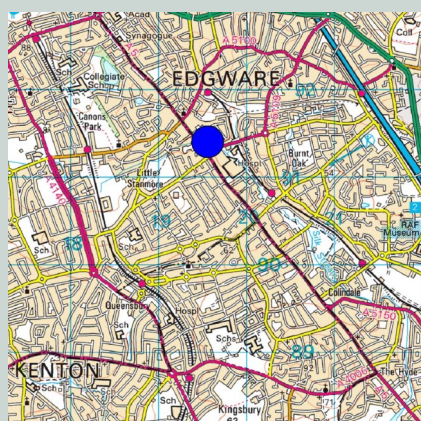
Chargeable on all costs

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