

LOT
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158 Deans Lane, Edgware, Middlesex HA8 9NT

Guide Price £520,000*

FREEHOLD SHOP AND UPPERS WITH INVESTMENT INCOME



This semi detached mixed investment property is situated in a popular location within a mile of Edgware Town Centre with its Broadwalk shopping centre, Northern Line Station and bus terminal. Good road links are easily accessible including the A41 and A406 North Circular Road. These provide excellent access to the A1, M1 and M25 London Orbital Motorway. Burnt oak, Stanmore and Mill Hill are also in easy reach for further shopping and travel facilities. The property is a mixed investment and consists of a ground floor commercial premises currently producing £18,000 pa. It is held on a lease of 16 years starting from 1st June 2023 to 31st May 2039. There is a two bedroom flat above that is presented in good order and this is currently let on an assured shorthold tenancy that has been renewed for a 12 month term from 15/01/25 at a rent of £1200 per calendar month (£14,400 per annum). The flat has double glazing and gas fired central heating. The overall rent is £32,400 per annum and the property is sold with the benefit of this income. There may be scope for further alteration to this property subject to obtaining any necessary consents that may be required. This lot will be of interest to investment buyers.



ACCOMMODATION

Ground Floor – Commercial Unit Flat accessed through a gate and rear staircase, Hall, Bathroom., Kitchen, Bedroom One, Bedroom Two.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

London Borough of Barnet
Commercial Rateable Value £16,250
Flat Council Tax Band B
EPC Commercial Band D
EPC Flat Band D



VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD UNSOLD SOLD PRIOR WITHDRAWN