



106 - 108 Woodlands

Harrow, HA2 6EW

Prominent ground floor commercial unit (Class E - Dentist) with 3 bedroom flat above. Freehold for sale.

714 to 1,645 sq ft

(66.33 to 152.83 sq m)

- Total site area of 5,600 sqft
- Ground floor to be sold with vacant possession
- First floor flat let out on a AST
- Well presented garden

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Summary

Available Size	714 to 1,645 sq ft
Price	£950,000
Rates Payable	£8,192 per annum
Rateable Value	£16,000
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D

Description

The property comprises a ground floor dental surgery with an open plan reception area, 2 surgeries linked to a decontamination room, a kitchen, toilet, dedicated X-ray room, a second waiting room and a separate office/study room. The upper parts comprise of a three bedroom flat with two bathrooms (one en-suite), large lounge and a kitchen which is currently let on a assured shorthold tenancy at a rent of £1,325 pcm. Externally, there is parking to the front and rear of the property which is accessed via separate dropped curbs onto Woodlands. To the rear there is a well presented garden. The property benefits from C3 Residential use on the first floor and Class E on the ground floor.

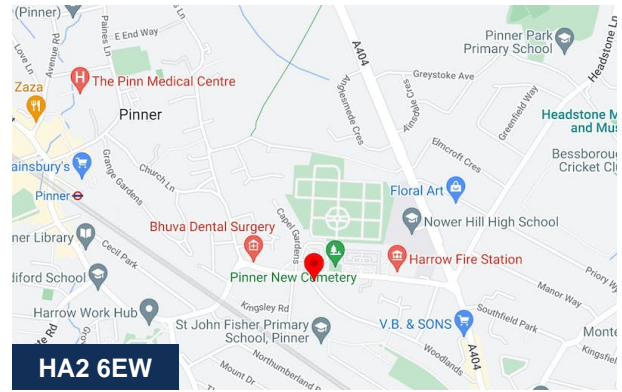
Location

The building is situated in a prominent position on the junction of Pinner Road and Woodlands between Pinner and North Harrow. Pinner Metropolitan Line station is located approximately 0.6 miles from the property and there are a number of bus routes surrounding the area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Commercial unit	931	86.49	Available
1st - Flat	714	66.33	Available
Total	1,645	152.82	



Viewing & Further Information



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