

8 BEAUMONT GATE

SHENLEY HILL, RADLETT, WD7 7AR

FOREST
REAL ESTATE
INCORPORATING Smiddy & Co

FOR SALE

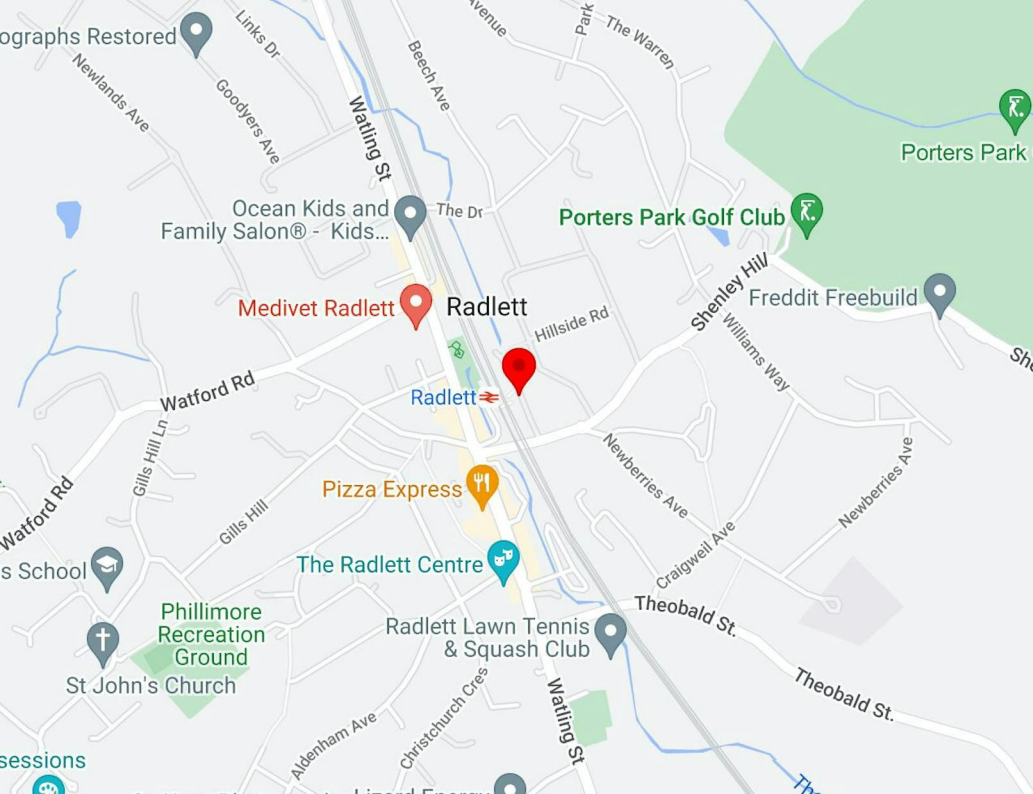
2,377 SQ FT

Key Features

- Freehold
- 14 Parking Spaces
- First Floor Let & Income Producing
- Gas Central Heating
- Natural Light From 3 Aspects
- Double Glazed Windows
- Use Class E
- End Of Terrace
- Suit Owner Occupier or Investor
- Within A 4 Minute Walk Of Radlett Station (Thameslink)

8 Beaumont Gate, Shenley Hill
Radlett, WD7 7AR





This end of terraced property is set over ground and first floor, is accessible via ramp, and benefits from 14 designated parking spaces.

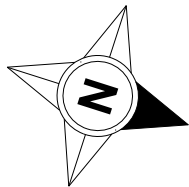
The ground floor tenant is vacating in March 2024 and would therefore suit an owner occupier or re-letting.

Location

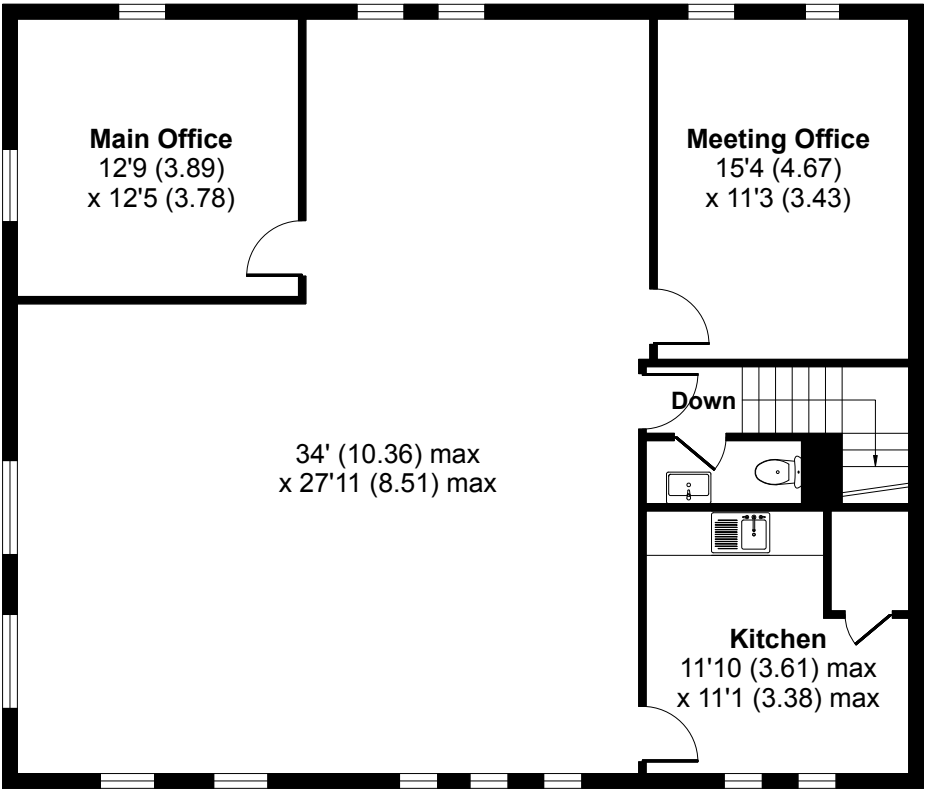
Situated directly behind Radlett Station (Thames Link) this property allows easy access to Watling Street and the many amenities to be found there. This property is within 4 miles of both the M25 and M1 and is well served by local bus routes.



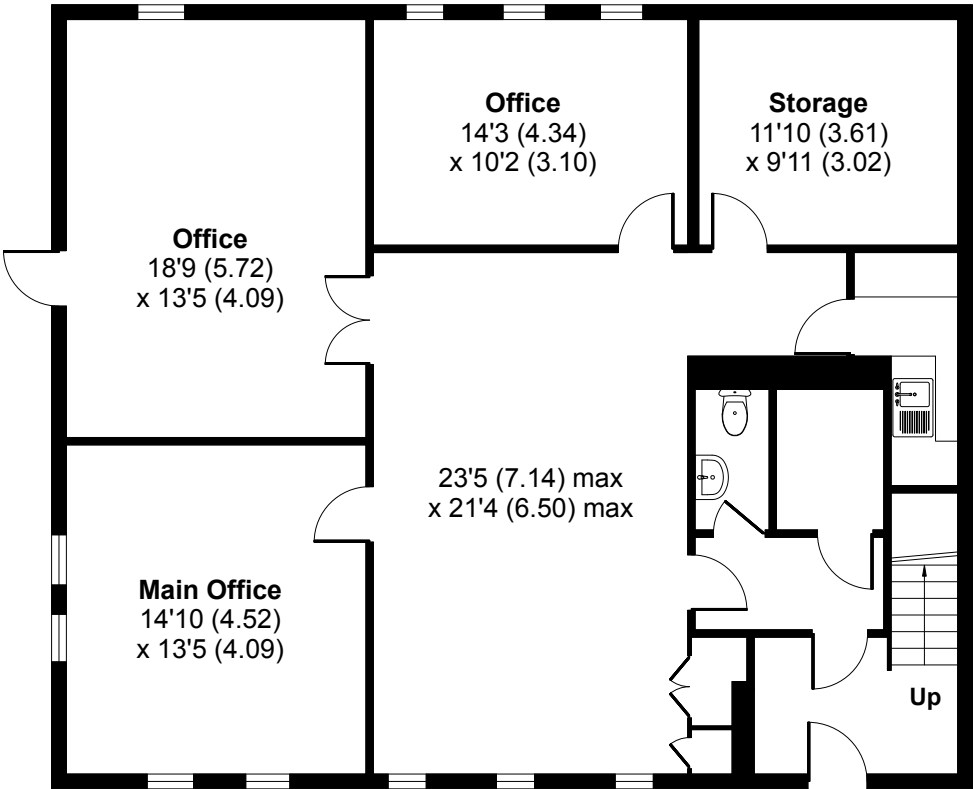
Beaumont Gate, , Shenley Hill, Radlett, WD7



For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,125	104.52
1st	1,252	116.31
Total	2,377	220.83

Price	£1,050,000
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	B (71)

Contact

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