



## 6 & 6a Village Way East

Harrow, HA2 7LU

### Ground floor retail unit & 2 bedroom maisonette - Freehold

**1,660 sq ft**

(154.22 sq m)

- Parking / loading to rear.
- Security shutter.
- Alarm system.
- Storage to rear.
- Suitable for owner occupiers or investors.

# 6 & 6a Village Way East, Harrow, HA2 7LU

## Summary

Available Size	1,660 sq ft
Price	£595,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

## Description

6 Village Way comprises a ground floor lock up shop with a full height glazed shopfront, an external security shutter, gas - fired central heating and alarms and a toilet to the rear. The rear of the property has been extended to create a storage area. Rear access is available by way of the service road situated from Park Drive and there is a concrete forecourt which can accommodate one vehicle.

6A Village Way comprises a single two-bedroom maisonette over the first and second floors with kitchen and toilet facilities. The entire property is sold with vacant possession. The maisonette requires comprehensive refurbishment.

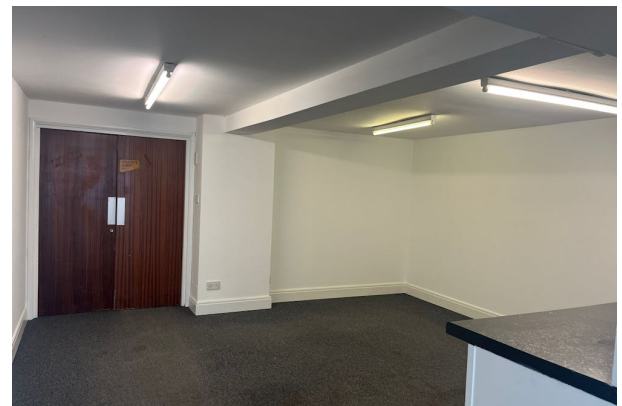
## Location

The premises are located in a prominent position on the north side of Village Way East within 0.3 miles of Rayners Lane Underground Station which is served by the Metropolitan and Piccadilly Lines. Nearby retailers include Sainsburys, Iceland and Costa Coffee. Parking is available by way of the on street pay and display bays.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - 6 Village Way	930	86.40	Available
1st - Flat - 6a Village Way	730	67.82	Available
<b>Total</b>	<b>1,660</b>	<b>154.22</b>	



## Viewing & Further Information



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