

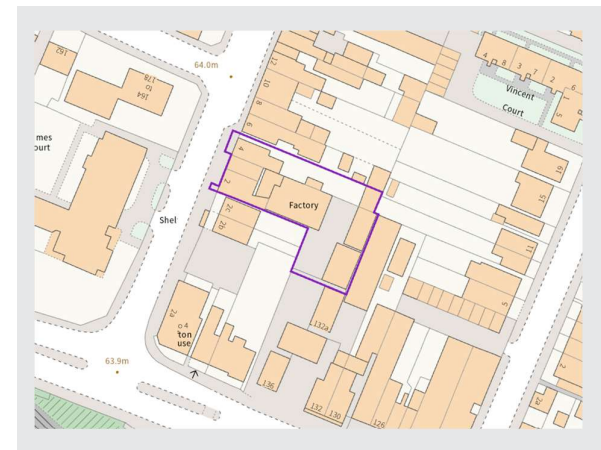
PERRY HOLT

PROPERTY CONSULTANTS

FOR SALE

0.23 acre mixed use site

2-4 High Street, Northwood, HA6 1BN



AMENITIES

- ✓ Redevelopment opportunity subject to relevant permissions
- ✓ Mixed use
- ✓ Warehouse with four large garages
- ✓ Two retail units with flat above

LOCATION

Ideally situated on High Street, Northwood, with easy access to a range of shopping facilities including Waitrose Supermarket, a large range of restaurants and other amenities with the closest underground station being Northwood which is on the Metropolitan Line providing access to Baker Street and the City. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centers. The A40, M1, A312, M40 and M25 motorways are also easily accessible.

DESCRIPTION

A rare opportunity to acquire a 0.23 acre mixed use site with two routes for vehicular access. The site fronts the High Street comprising of two large retail units with vehicular access down the side and it is worth noting the shop front area is approximately 16.98 meters in width. Above No.4 you will find a self-contained one bedroom flat which is need of modernization. To the rear of No.2 you will find a small warehouse which is currently used for storage of truck parts. This warehouse has vehicular access from the rear which is via a right of way off Rickmansworth Road. There is a yard area which can accommodate parking and storage along with five garages.

PRICE

£2,250,000 for the Freehold interest

VAT

We understand that VAT is not currently payable on the purchase price.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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