

PROMINENT CLASS E FREEHOLD FOR SALE

STANMORE

9 THE BROADWAY

Description

Stanmore is a place in London, England. It is located in the borough of Harrow, which is situated in the northwest of London.

The subject property is located on a prime spot on The Broadway, some of the local retailers include **Sainsbury's**, **Nando's**, **Savers Health and Beauty**, **Boots**, **Wenzels** and **Nationwide Building Society**.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are currently arranged over a ground floor banking hall providing the following approximate areas:

Ground Floor Sales	1,292 sq. ft. (120.03 sq. m)
Ground Floor Ancillary	800 sq. ft. (74.32 sq. m)
Total	2,092 sq. ft. (194 sq. m)

There is 1 car parking space.

Both the first and second floors were converted into four residential flats, that have been sold on a 125-year long leasehold due to expire in 2129. Currently, each flat has a ground rent of £100 pa.

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£375,000**.

** In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract



Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£49,000
UBR (23/24)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

This property has an EPC rating of C 59. A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

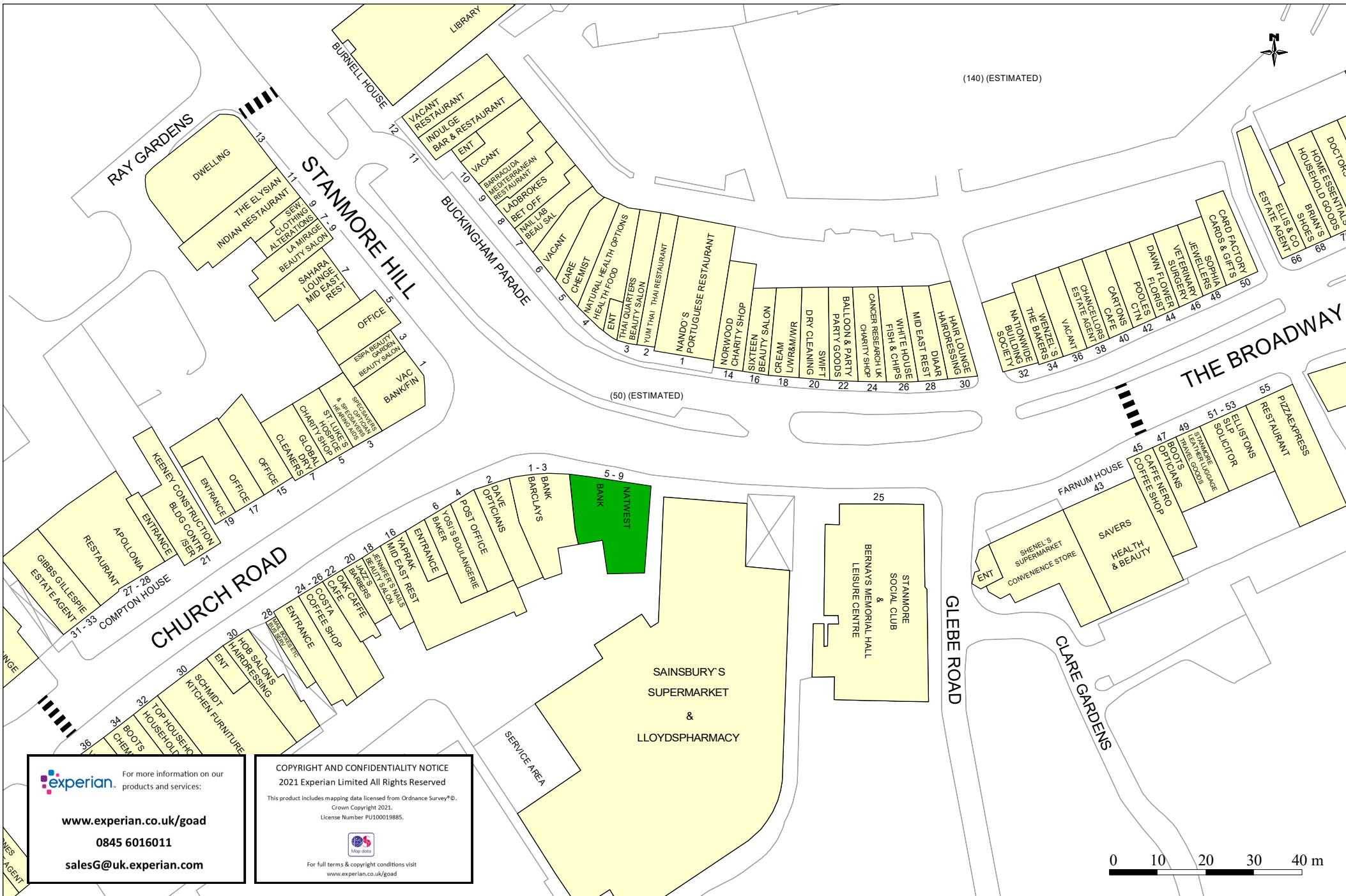
Strictly by appointment through sole agents, **Green & Partners**, contacting:

Freddie King **07545 386694**
freddie.king@greenpartners.co.uk

Mike Willoughby **07810 480291**
mike.willoughby@greenpartners.co.uk

In partnership with:





For more information on our products and services:
www.experian.co.uk/goad
 0845 6016011
salesG@uk.experian.com

COPYRIGHT AND CONFIDENTIALITY NOTICE
 2021 Experian Limited All Rights Reserved
 This product includes mapping data licensed from Ordnance Survey®.
 Crown Copyright 2021.
 License Number PU100019885.

 For full terms & copyright conditions visit
www.experian.co.uk/goad

