



AVAILABLE TO LET

Ground Floor D2 Leisure Premises

415 Burnt Oak Broadway, Edgware, Edgware, UK, Middlesex HA8 5FD

Ground Floor D2 Use Leisure Unit (Formally a Fitness Gym) - For Sale or To Let

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The premises comprise of a self-contained ground floor former D2 Use Fitness Gym in a modern building with residential flats above with forecourt parking for 6 to 8 cars. The ground floor leisure area with an approximate 11ft ceiling height, is mainly in open plan with a small partitioned room at the rear. The premises have the benefit of separate Ladies and Gents WC's/Washrooms with each having a locker and changing area and showers. There is also a Disabled WC/Washroom. The WC's have an auto lights feature. There is a fire escape access at the rear leading to the car park for the flats above.

Rent	£95,000 per annum
Est. rates payable	£27,608 per annum
Rateable value	£56,000
Building type	Leisure
Planning class	D2
Size	6,070 Sq ft
VAT charges	We are advised by the Vendors that VAT is chargeable on the rent and the sale price.
Lease details	The premises are available on a new Full Repairing & Insuring Lease for a term by arrangement.
EPC category	B

Marketed by: Dutch & Dutch

For more information please visit:
<http://example.org/m/45309-ground-floor-d2-leisure-premises-415-burnt-oak-broadway>



D2 Leisure Use Premises

11ft approx. Ceiling Height

Open Plan Ground Floor Area

Air-Conditioning

Electric Roller Shutters over Entrance and Windows

Two Double Door Entrances to Property Frontage

Fire and Security Alarms

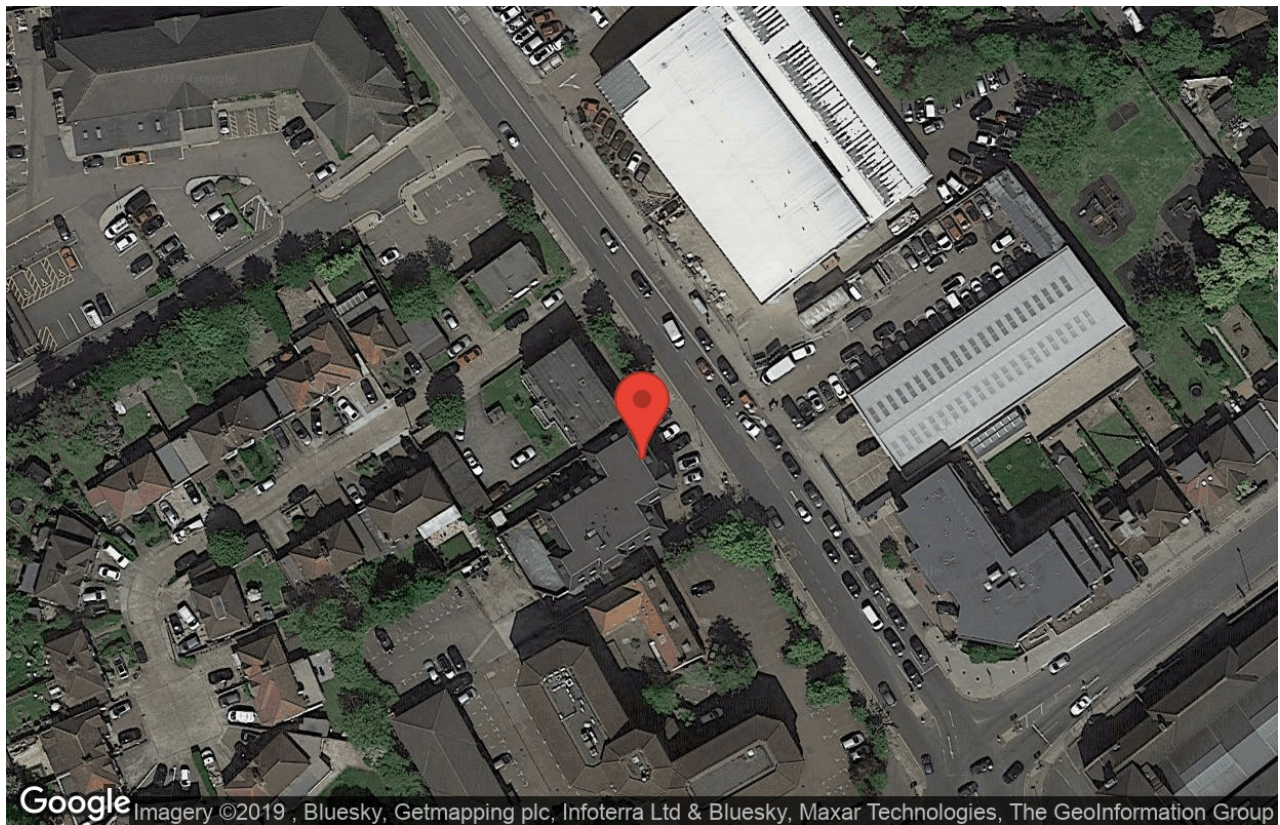
LED Strip Lighting

Forecourt Parking for 6 to 8 cars

999 Year Lease is available For Sale with full vacant possession for the sum of £1,400,000, subject to contract



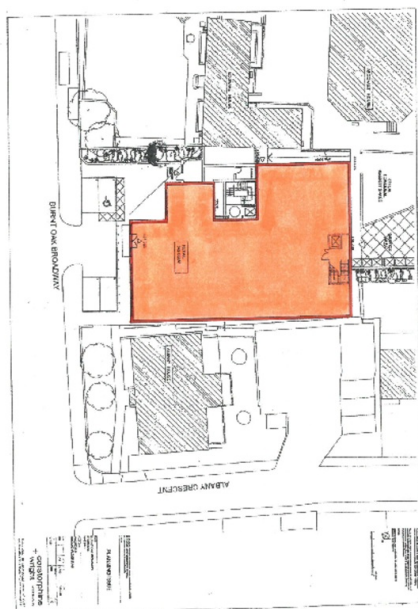
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Data provided by Google

Units & availability

Unit	Size sq ft	Rent psf	Rates psf	Total pa	Planning usage	Status
Ground Floor	6,070	£15.65	£4.55	£122,608.00	D2	Available



415 Hunt Oak Broadway site outlined in red. Site plan not to scale

Floors & availability

Unit	Size sq ft	Rent psf	Rates psf	Total pa	Planning usage	Status
Ground Floor	6,070	£15.65	£4.55	£122,608.00	D2	Available

Location overview

The premises are situated at the northern end of Burnt Oak Broadway located on the western side of the thoroughfare close to the junctions with Camrose Avenue and Albany Crescent with Deansbrook Road opposite.

Airports

London Heathrow 12.0m, London City 15.9m, London Luton 18.9m

National rail

Mill Hill Broadway 1.2m, Hendon 2.5m, Kenton 2.5m

Tube

Edgware 0.5m, Burnt Oak 0.6m, Canons Park 0.8m

Estimated rates

£27,608.00 per annum

Viewings

Strictly by appointment with the Vendors Sole Agents; Dutch & Dutch (020) 7794 7788

Legal costs

Each side to be responsible for payment of their own legal costs on a sale or a letting.

VAT

We are advised by the Vendors that VAT is chargeable on the rent and the sale price.

Planning class

D2

Lease summary


The premises are available on a new Full Repairing & Insuring Lease for a term by arrangement.

Notes:



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Dutch & Dutch

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Quote reference: 415 Burnt Oak Broadway

These particulars form no part of any contract. Whilst every effort has been made to ensure accuracy, this cannot be guaranteed. All rental and prices are quoted exclusive of VAT.