



Burnt Oak Broadway,  
Edgware. HA8 5EG

£40,000

Leasehold

A spacious retail unit which is ideal for use as a grocery store but would also be ideal for use as a dental surgery or medical centre.

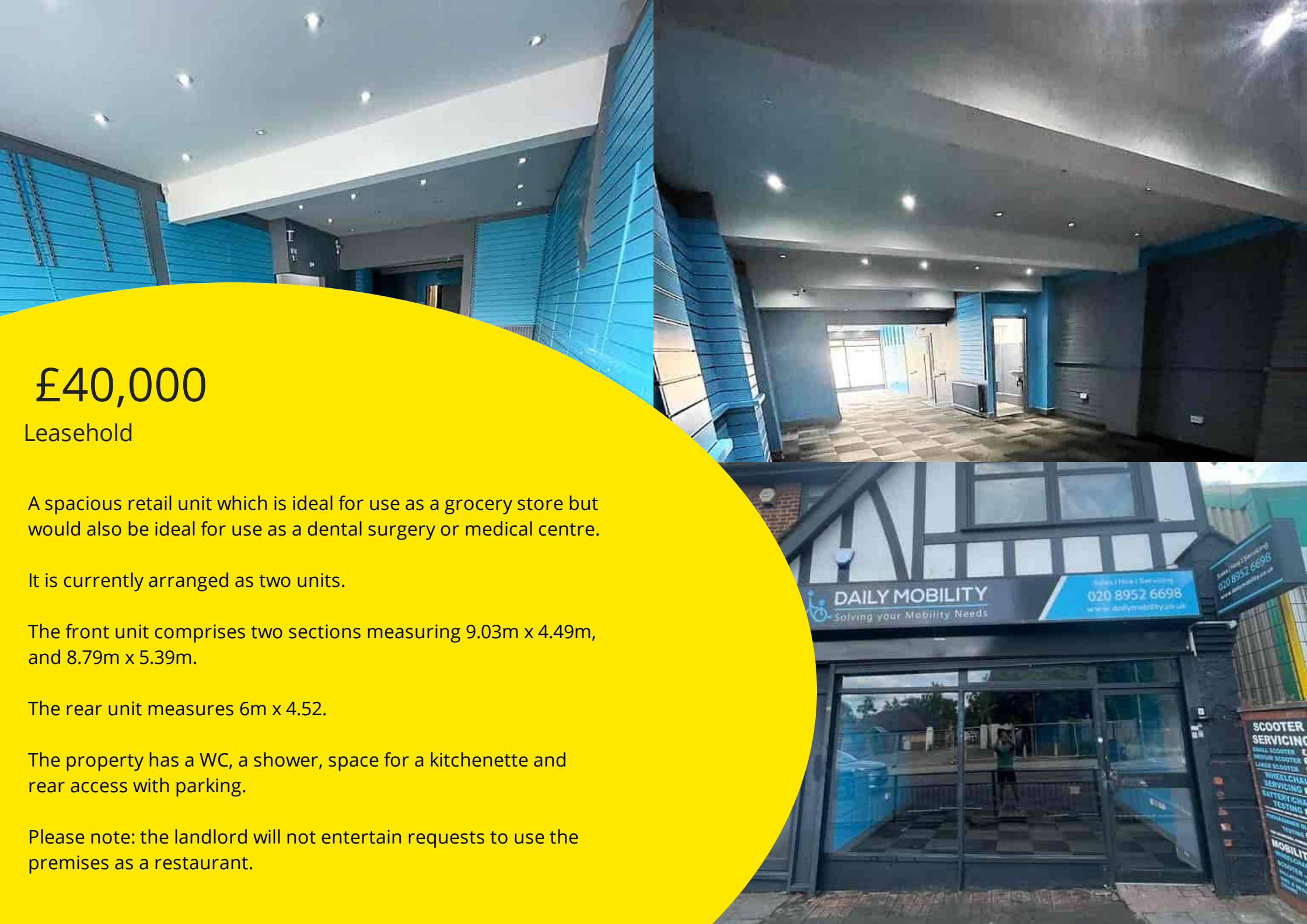
It is currently arranged as two units.

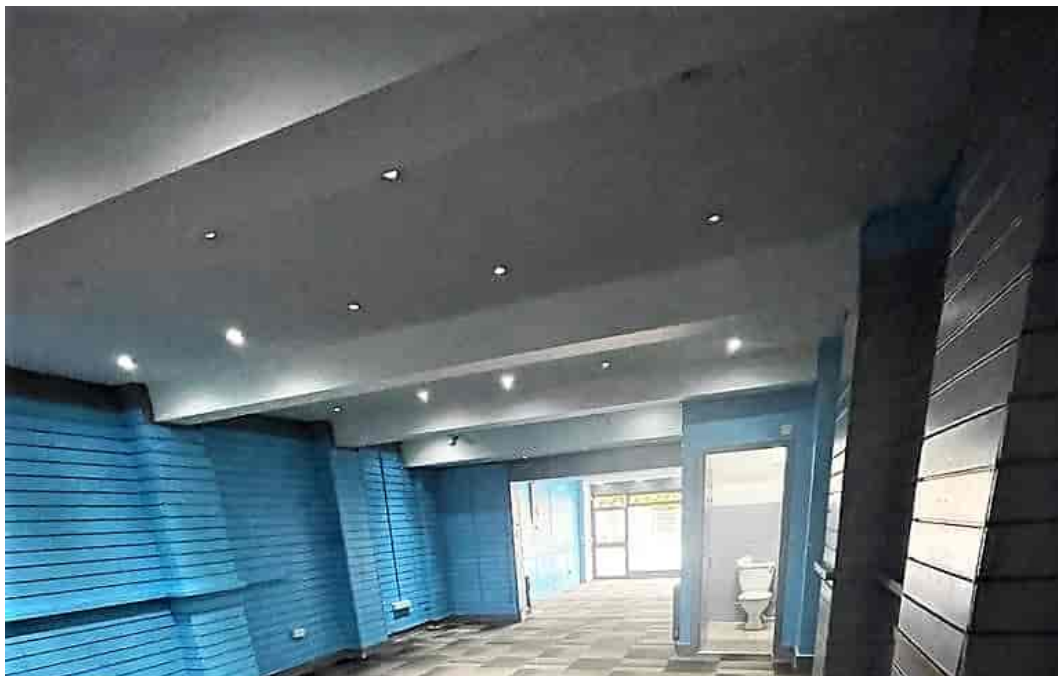
The front unit comprises two sections measuring 9.03m x 4.49m, and 8.79m x 5.39m.

The rear unit measures 6m x 4.52.

The property has a WC, a shower, space for a kitchenette and rear access with parking.

Please note: the landlord will not entertain requests to use the premises as a restaurant.





- SPACIOUS RETAIL UNIT
- PARKING
- WC + SHOWER + SPACE FOR KITCHENETTE

- IDEAL SURGERY OR MEDICAL CENTRE
- REAR ACCESS
- GOOD UNIT FOR GROCERY STORE

- VISIBLE LOCATION
- CAN BE SPLIT
- DENSELY OCCUPIED RESIDENTIAL AREA

## FRONT UNIT

### Section One

4.49m x 9.03m (14' 9" x 29' 8")

Recess with plumbing and providing space to add kitchenette.

### Section Two

5.39m x 8.79m (17' 8" x 28' 10")

W.C.

Access to rear unit.

## REAR UNIT

### Section Three

4.52m x 6.0m (14' 10" x 19' 8")

Shower

Rear Access.



**Edgware**

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