



20 North Parade

Mollison Way, Edgware, HA8 5QH

**Freehold shop and uppers
situated in a prominent
position on Mollison Way
Edgware.**

1,699 sq ft
(157.84 sq m)

- Income Producing Freehold Property In A Prominent retail Position In Edgware
- The Building Is Currently Producing Income In The Region Of £43,000 Per Annum Exclusive
- 0.6 Miles From Queensbury Station On The Jubilee Line
- 0.7 Miles From Burnt Oak Station On The Northern Line

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Summary

Available Size	1,699 sq ft
Price	£875,000
Rates Payable	£8,732.50 per annum
Rateable Value	£17,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

The property comprises a freehold shop and uppers situated in a prominent position on Mollison Way Edgware. The ground floor trades as a Chinese takeaway totalling approx. 721 sqft. The premises benefit from a glazed shopfront, customer waiting area, counter and fully fitted commercial kitchen with extraction to the rear. Externally, there is a small outbuilding and concrete forecourt which provides one parking space.

The upper parts comprise of two residential apartments both being two bedrooms with kitchen and toilet facilities. The first floor apartment totals 462 sqft and the second floor totals a further 516 sqft.

Location

Mollison Way is a prominent retail location in Edgware with many local retailers. Located less than a mile from both Queensbury & Burnt Oak underground stations, providing quick connections to central London via the Jubilee & Northern lines.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	721	66.98	Available
1st	462	42.92	Available
2nd	516	47.94	Available
Total	1,699	157.84	

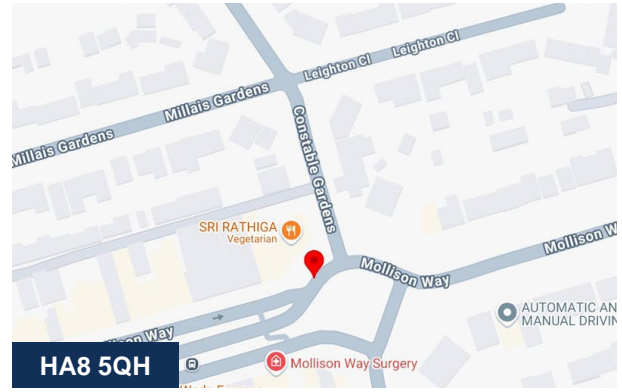
Income

The ground floor is currently income producing £15,500.00 per annum exclusive and the premises are let for a term of 12 years from December 2024 bus expiring December 2036 (11 years unexpired).

The first floor flat is producing £900 per calendar month thus totaling £10,800 per annum exclusive. The tenancy agreement expires on 21 November 2025.

The second floor flat is producing £1500 per calendar month thus income producing £18,000 per annum exclusive. The tenancy agreement expired in February 2025.

The total income achieved from the building is in the region of £44,300.00 per annum exclusive.



Viewing & Further Information



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Approximate Area = 1700 sq ft / 157.9 sq m

For identification only - Not to scale

