



E-Class Unit TO LET

11 Edgwarebury Lane, Edgware, Edgware, HA8 8LH

1,035 SQ FT (96 SQ M.)

Location: Situated in a popular and well established local parade close to the junction of Station Road and Hale Lane where there are a number of national retailers including Tesco Express, Natwest & Nationwide Banks. Edgware underground station (Northern line) and The Broadwalk Centre are a short walk away from the property. Edgware lies about 10 miles north-west of Central London and has good road links via the A41 and M1.

Description: An exceptional opportunity to acquire a versatile ground-floor retail and operational unit, uniquely tailored to suit food-led businesses, dark kitchens, or high-capacity commercial operators. Delivered in shell condition, the property offers complete creative flexibility for incoming occupiers to fit out the internal layout to their exact operational specifications. The shop features pre-existing commercial extraction alongside a dedicated rear cold storage room and rear W/C facilities but would likely need to be reinstated. Powered by a high-capacity 3-phase electrical supply, the property is fully secured at the front by an electric roller shutter, ensuring optimal functionality and convenience.

GL POPULAR LOCATION

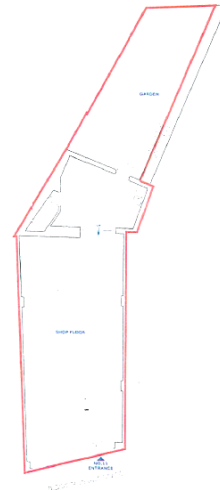
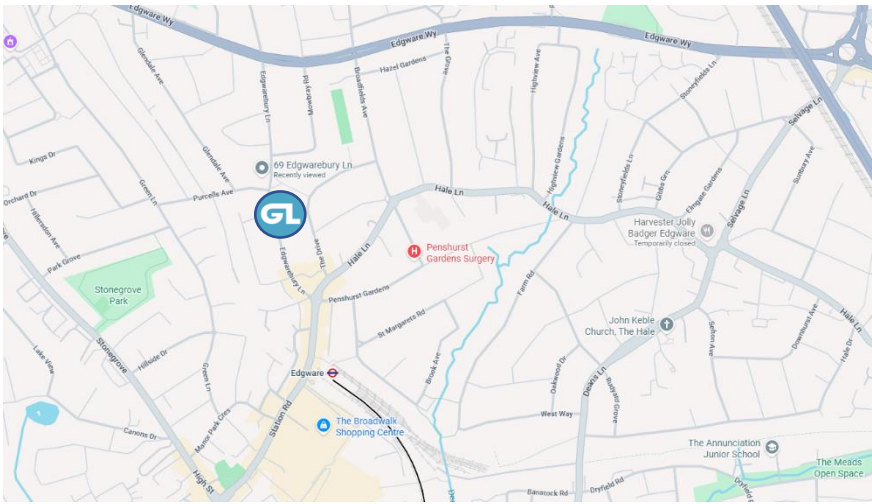
GL NEW LEASE

GL FLEXIBLE SPACE

GL AVAILABLE IMMEDIATELY

GL NO PREMIUM

GL GLAZED FRONTAGE



TENURE: Leasehold

TERMS: A new lease for a term to be agreed with upwards only rent review.

RENTAL: £28,000 per annum

SERVICE CHARGE: TBC.

VAT: VAT is not applicable.

INSURANCE: The insurance contribution is to be confirmed.

EPC: The NDEA EPC for this property is 'C'.

RATES: The current rateable value for this unit is £23,250 (this is not the amount that you will pay). Further details can be found by [clicking here](#) or contacting Barnet Council.

REFERENCING: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

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Viewing & further information

Strictly by prior appointment

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