

# 311 Hale Lane, Edgware, Greater London HA8 7AX

Freehold Retail and Residential Investment

Lot 23

£40,600 per annum  
exclusive



## Tenancy and accommodation

| Floor             | Use         | Floor Areas<br>(Approx)                 | Tenant  | Term  | Rent p.a.x.    | Reviews<br>(Reversion) |
|-------------------|-------------|---|---|---|----------------|------------------------|
| Ground            | Retail      | 130.81 sq m<br>(1,408.07 sq ft)         | PIZZA<br>EDGWARE<br>LIMITED (1) on<br>assignment. | 20 years from<br>13/01/2006 until 2026<br>on a full repairing and<br>insuring lease                           | £25,000        | 13/01/2016<br>and 2021 |
| First &<br>Second | Residential | 1 x two bedroom maisonette              | LIGHTSHIELD<br>LIMITED                            | Assured Shorthold<br>Tenancy for a term of<br>1 year from<br>18/03/2017 until<br>17/03/2018 - Holding<br>Over | £15,600        |                        |
| <b>Total</b>      |             | <b>130.81 sq m<br/>(1,408.07 sq ft)</b> |   |   | <b>£40,600</b> |                        |

(1) As to the retail unit, Pizaza Edgware Limited has just taken an assignment of the lease and has not yet fitted out the property to trade as the popular pizza restaurant, Pizaza. Pizaza also operate two other units in Golders Green and Hendon.

## Key Details

- Retail let to Pizaza Edgware Limited until 2026
- Includes 1 x two bedroom maisonette
- 250m north of Edgware Underground Station
- Nearby occupiers include Nationwide, Tesco, NatWest, Nando's and Greggs

## Location

Miles: 10 miles north-west of Central London  
Roads: A5100, A5, M1 M25  
Rail: Edgware Underground Station (Northern Line)  
Air: London Heathrow Airport, London Luton Airport

## Situation

Edgware is a popular North West London suburb. The property is prominently located on the fringe of Edgware town centre on the east side of Hale Lane, just 250 metres from Edgware Underground Station. Nearby occupiers include Nationwide, Tesco, NatWest, Nando's and Greggs.

## Description

The property comprises ground floor retail accommodation with a two bedroom maisonette on the first and second floors. The maisonette is accessed via a separate entrance from the front of the property.

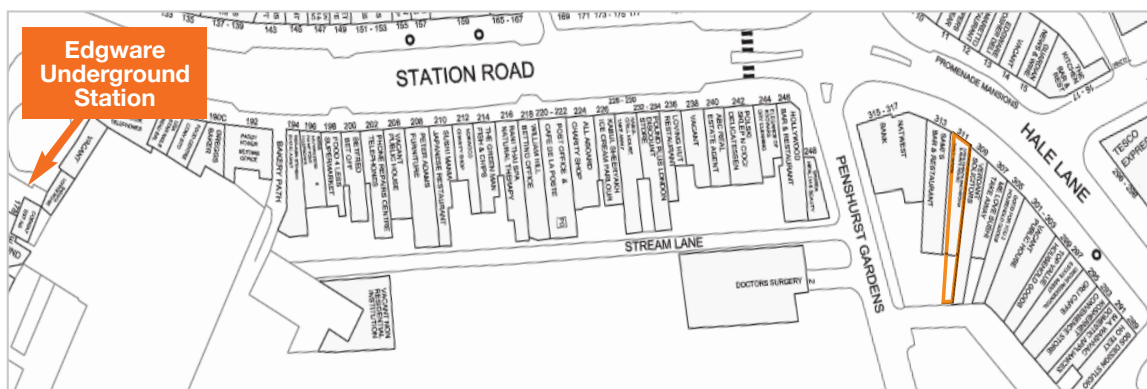
## Tenure

Freehold.

## VAT

VAT is not applicable to this lot.

## Six Week Completion



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