





# FOR SALE



**111 High Street, Edgware,  
Middlesex, HA8 7DB**

-  **Freehold Two-Storey Office Building**
-  **Approximately 5 Minutes Walk from Edgware Underground Station (Northern Line)**
-  **Car Parking**
-  **Sold With Vacant Possession**

111 HIGH STREET, EDGWARE,  
MIDDLESEX, HA8 7DB

### LOCATION:

Situated on a busy commercial parade along High Street (A5), close to the junction with Station Road and Whitchurch Lane, this well-positioned property benefits from high visibility and strong footfall. The area offers excellent road connectivity to Central London, with convenient access to the M1 and M25 motorways.

Public transport links are excellent, with Edgware Underground Station (Northern Line) just a short walk away, providing fast access into Central London. The Broadwalk Shopping Centre is also within walking distance, offering a range of retail amenities for staff and visitors alike.

- GL Access From Front And Rear Of Building**
- GL Sold With Vacant Possession**
- GL Excellent Road & Public Transport Links**
- GL Redevelopment Opportunity STPP**






## DESCRIPTION:

This attractive brick-built commercial property offers versatile accommodation across two floors, prominently positioned on the bustling High Street (A5). Currently configured as office space, the building would suit a range of commercial uses (subject to the necessary consents).

The property also benefits from rear access via an external staircase and rooftop walkway, enhancing flexibility for occupiers or tenants.

Externally, there are two forecourt parking spaces, offering convenience for staff or visitors.

This is a superb opportunity for owner-occupiers or investors seeking a well-located, adaptable commercial property in a high-footfall area.



ACCOMMODATION	FLOOR	Sq. Ft.	Sq. M.
All Measurement Are N.I.A	Ground	962	89
	First	763	71
	<b>TOTAL</b>	1,725	160



**TENURE:**

Freehold with vacant possession.

**EPC:**

The NDEA EPC is TBC.

**VAT:**

VAT is not applicable.

**PROPOSAL:**

We are instructed to seek offers in excess of £599,000 (Five Hundred & Ninety Nine Thousand Pounds) Subject To Contract.

**LEGAL COSTS:**

Each party to be responsible for their own legal costs.

**VIEWING & FURTHER INFORMATION:**

All interested parties are requested to make an appointment through Goldstein Leigh.

**Aharon Goldstein**

**T.** 020 8952 6434

**e.** [aharon@goldsteinleigh.com](mailto:aharon@goldsteinleigh.com)

**Danny Pincus**

**T.** 020 8952 6434

**e.** [danny@goldsteinleigh.com](mailto:danny@goldsteinleigh.com)



111 HIGH STREET, EDGWARE, MIDDLESEX, HA8 7DB