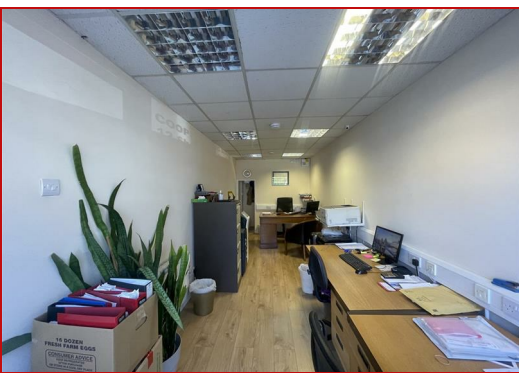




**12 Sheaveshill Avenue, London, NW9 6RS**

**Offers In Excess Of £200,000**

Benjamin Stevens offer for sale this freehold shop, located just off the Edgware Road in Colindale. The business currently operates as an office, with the main desk at the back and the space for 2 more desks, located by the front of the unit. The shop itself is approx 200 sq ft with a kitchen area, WC and 17 ft long yard to rear. Great condition and prime location. Viewings highly recommended. Ideal for different type of businesses. Please note, the sale is upon vacant and empty unit.



Shop floor

25'02 x 8'02 (7.67m x 2.49m)

Right hand side of the building. Freehold commercial unit. Electric shatters and CCTV

Shop floor

71'2" (21.7)

Commercial unit with wooden floor, electric heaters and CCTV

Kitchen

10'3 x 7'9 (3.12m x 2.36m)

Small kitchen and storage area at the back of the unit, with a separate WC and access to the garden. Wooden floor, single sink with the drainage space and storage units.

Garden

17 x 7'11 (5.18m x 2.41m)

Small rear garden with tiled floor, fenced off, with the back gate.

WC

6'10x3'1 (2.08mx0.94m)

Tiled floor and walls. Free standing WC, small hand wash basin.

GROUND FLOOR  
291 sq ft. approx.



TOTAL FLOOR AREA: 291 sq ft. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown herein are not to be taken as a guarantee as to their operability or efficiency over the years.  
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