david charles
property consultants

FOR SALE



20 North Parade

Mollison Way, Edgware, HA8 5QH

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

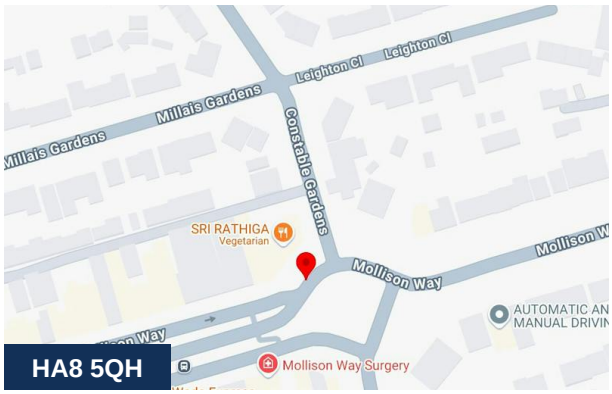
1,699 sq ft
(157.84 sq m)

- Income Producing Freehold Property In A Prominent retail Position In Edgware
- The Building Is Currently Producing Income In The Region Of £47,600 Per Annum Exclusive
- 0.6 Miles From Queensbury Station On The Jubilee Line
- 0.7 Miles From Burnt Oak Station On The Northern Line

20 North Parade, Mollison Way, Edgware, HA8 5QH

Summary

Available Size	1,699 sq ft
Price	£750,000
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 thus expiring December 2036 (10 years unexpired). The rent is due to be reviewed in December 2026.

The first floor flat is producing £1,075 per calendar month thus totaling £12,900 per annum exclusive. The tenancy agreement expires on 22 November 2026.

The second floor flat is producing £1,600 per calendar month thus income producing £19,200 per annum exclusive. The tenancy agreement expires on 12 January 2027.

The total income achieved from the building is in the region of £47,600.00 per annum exclusive.

Viewing & Further Information



George Moriarty
020 8429 9003 | 07522 700 507
george@davidcharles.co.uk



Daniel Moriarty
020 8429 9009 | 07907 703 640
daniel@davidcharles.co.uk

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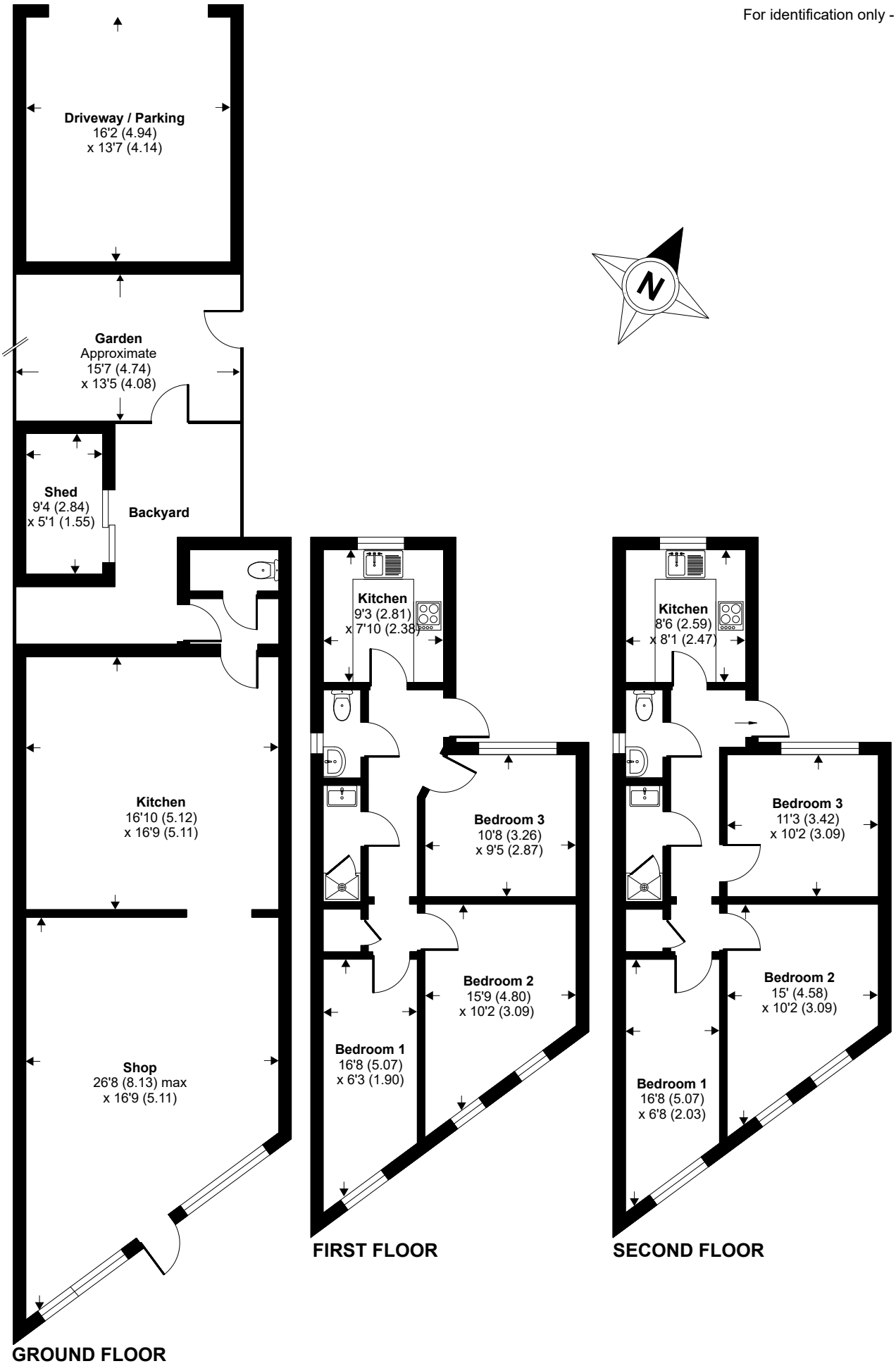




North Parade, Mollison Way, Edgware, HA8

Approximate Area = 1700 sq ft / 157.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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