

Claridges

COMMERCIAL PROPERTY CONSULTANTS

SUBSTANTIAL DOUBLE SHOP UNIT/SHOWROOM WITH 3 SELF-CONTAINED FLATS ABOVE

PLUS INTER-COMMUNICATING ADJACENT LEASEHOLD PROPERTY WITH FLAT ABOVE

FREEHOLD FOR SALE / TO LET

2592 SQ FT (256 SQ M)



WATFORD WAY HENDON NW4

020 8559 1122

Location: Situated on the corner of Greyhound Hill and Watford Way at the junction with Aerodrome Road. The premises are situated midway between Colindale and Hendon Central Underground Station (Northern Line). The premises occupy a highly visible corner location which benefits from a high volume of passing vehicles.

Description: **254-256 Watford Way, NW4** Comprising a substantial ground floor open plan showroom currently trading as an exclusive car showroom with good ceiling height and vehicular access from the rear via an electric roller shutter and also by way of a fold back shop front so that vehicles can be taken out from the front of the property.

The upper part is all let on Assured Shorthold Tenancies as follows:

1 x 2 bedroom flat producing £1550 pcm (£18,600 pa)
2 x 1 bedroom flats producing £1250 pcm each (£30,000 pa)

76 Greyhound Hill, NW4 The adjacent property is held leasehold and is inter-communicating and used as additional showroom and offices and also incorporates a 2 bed flat in the upper part which is currently vacant. The entire property is held on a lease at £17,500 pa.

The premises are thought suitable for a variety of trades, not only motor trade but include showroom, supermarket, trade counter operation, training centre (subject to a change of use) and are fitted with air conditioning and heating (not tested) on the ground floor and gas central heating at first floor level.

An early viewing of these premises is highly recommended.

<u>Areas:</u>	254-256 Watford Way, NW4	Ground floor	approximately 185.8 sq m / 2,000 sq ft
	76 Greyhound Hill, NW4	Ground floor	approximately 55 sq m / 592 sq ft
	Total area	2592 sq ft /	256 sq m

Terms: **254-256 Watford Way** is available together with the 3 flats in the upper part at £1.5 m or the ground floor is available to rent on a new lease for a term to be agreed at £50,000 pa.

76 Greyhound Hill, NW4 ground floor and flat by way of an assignment of the current lease for a term of 15 years and expiring November 2029 at £17,500 pa.

Business Rates: London Borough of Barnet. **76 Greyhound Hill, NW4**– rateable value £12,250 (Rates payable £6,125). 254-256 Watford Way rateable value £29,000 (Rates payable £14,500). Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Holding Deposit: Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £3,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

Viewing: **By Appointment only via Claridges Commercial – 0845 205 0007**

EPC:



Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.