



PROPERTY CONSULTANTS

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FREEHOLD RESIDENTIAL/COMMERCIAL INVESTMENT FOR SALE



WEST HENDON BROADWAY, LONDON NW9 545 SQ FT (50.63 SQ M)

Location:

The property is located on the east side of West Hendon Broadway at its junction with Station Road. Local shops and bus services are available on West Hendon Broadway with the more extensive shopping facilities of Brent Cross Shopping Centre to the south-east. London Underground services run from Hendon Central Station (Northern Line). The A5 (West Hendon Broadway) provides access to the A406 (North Circular Road) to the south-east and the A41 to the north-west. The M1 Motorway (Junction 1) is accessible to the south-east. Hendon Park is located to the east and West Hendon Playing Fields to the west.

Description:

The property comprises an end of terrace building arranged over ground and two upper floors beneath a pitched roof. Internally the building is arranged to provide a ground floor lock-up shop which is currently being fitted out for use as a café.

Areas:

545 sq ft (50.63 sq m)

Lease: Held on a 5 year Lease from 29th December 2008
Rent: £8,000 p.a.

First Floor Flat:
Sold on a 125 year lease at a peppercorn

Second Floor Flat:
Vacant
Reception, kitchen, one bedroom, bathroom/W/C

Tenure: Freehold

Price: £225,000

Business Rates: To be confirmed. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

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