

**LOCK UP SHOP
VIRTUAL FREEHOLD FOR SALE
OR TO LET**



**VIVIAN AVENUE, HENDON, NW4
662 SQ FT (61.49 SQ M)**

Location: Situated on the south side of Vivian Avenue, Hendon. Vivian Avenue runs between the Hendon Way and Station Road. Hendon Central Underground Station is a short walk away.

Description: Comprising a lock up shop with modern aluminium shop front and ceramic tiled floor, plus WC. The premises have A1 retail use and is suitable for a variety of trades.

Areas:

Internal width	15'2"
Internal depth	43'6"
Total area	662 sq ft

Terms: Available on a new Lease at £15,000 pa.
Or
Virtual Freehold for sale – 250 years from 24th June 1979 at £1 pa ground rent - £220,000 for the virtual Freehold interest.

Business Rates: London Borough of Barnet – Rateable Value £12,000. Rates payable approximately £4,968 pa payable for 2011/2012. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

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