CLARIDGES
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Virtual Freehold Lock-Up Shop For Sale

Sentinal Square, Brent Street, Hendon NW4

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Description

Comprising a lock-up shop within Sentinal Square which has been used for the last 35 years as a stationers and is available for a variety of uses, subject to the necessary consents.

The premises have air conditioning/heating as well as electric roller shutters to the front (not tested).

Arranged mainly as retail area, plus rear storage plus WC and rear exit.



Location

Situated within Sentinal Square which is a shopping precinct housing a number of retailers including Tesco and accessed via Brent Street in Hendon. Brent Street has a wide range of local shops, offices, estate agents, restaurants and cafes. The nearest station is Hendon Central which is approximately 10-12 minutes walk away.

Areas

5.26 m wide x 12.91 m deep
Plus rear store/WC 5.25 m wide x 3.19 m deep
Total area 910 sq ft / 84.64 sq m

Tenure

Held on a 999 year lease from 1992 at a peppercorn ground rent. (Please note that the sale also includes a share of freehold).

Terms

Option 1 - £250,000 is sought for the long leasehold/share of freehold interest.
Option 2 - Available to rent on a full repairing and insuring lease at £17,000 pa

Business Rates

London Borough of Barnet. Rateable value £15,000. We have been informed that the rates payable for 2019/20 with small business relief is £4,800 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures or information.

Reference Charge

Claridges charges a fee of £250 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 £5,000. 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.

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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.

Viewing

By appointment only via:

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