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Freehold Office Building

With Planning to Extend to 3rd Floor & 4 Parking Spaces
For Sale

Accommodation Road, Golders Green NW11



Description

Comprising a wide fronted office building arranged over ground and first floor which has been internally divided to create two offices, one arranged over part of the ground floor and the other over ground and first floor. There is a meeting room, 2 WC's, kitchen area and reception at ground floor level. The premises have gas central heating throughout (not tested).

Planning permission has been obtained to create a third floor to the building for additional commercial space. It is thought, however, that the building could be converted to residential, vertically separated to create two houses or sub-divided to create alternative residential or commercial accommodation subject to planning consent.

The property includes four parking spaces within Accommodation Road that are part of the freehold title.



Location

Situated in Accommodation Road which runs parallel with Golders Green Road between Armitage Road and Hodford Road. Within easy walking distance of Golders Green underground station (Northern Line) and bus terminal and the shopping facilities of Golders Green Road.

Areas

Ground floor RHS	650 sq ft (60.38 sq m)
WC's, kitchen, meeting room & reception area	280 sq ft (26.01 sq m)
First floor	411.03 sq ft (38.19 sq m)
Total area	1341.03 sq ft (124.58 sq m)

Tenure

Freehold with vacant possession

Terms

Offers invited in the region of £690,000.

Business Rates

London Borough of Barnet – Rateable value for part ground floor and 1st floor is £12,000 and remaining ground floor is £16,500. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

EPC

2 Accommodation Road - Band D
2a Accommodation Road - Band C

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.



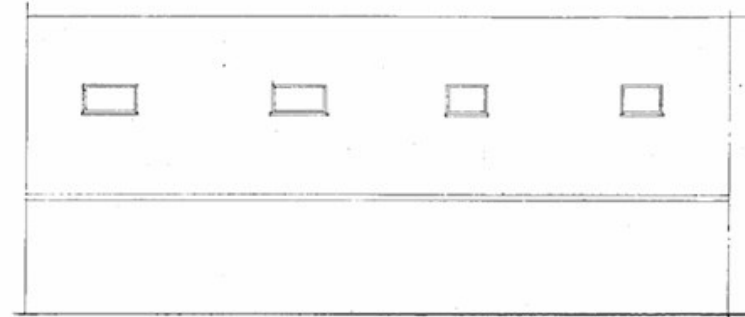




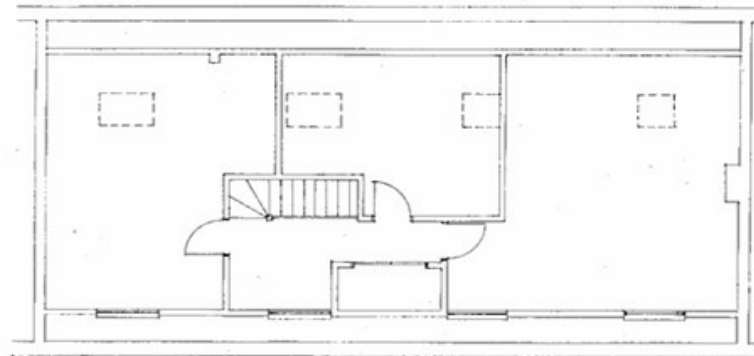
Existing Floor Plan



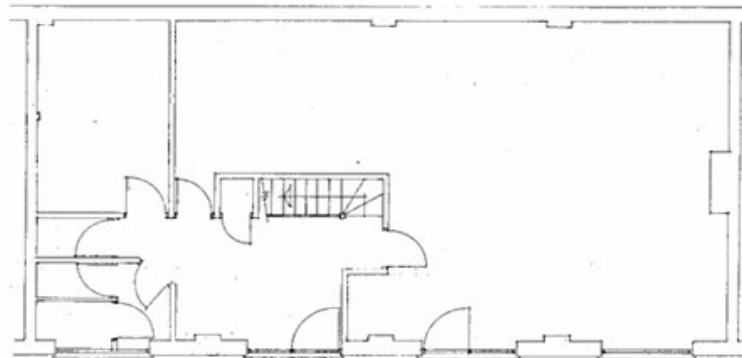
Front Elevation



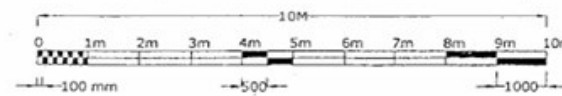
Rear Elevation



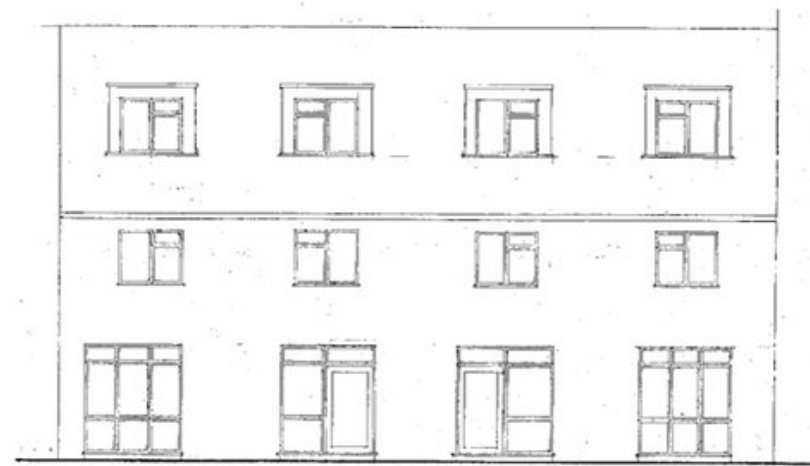
First Floor Plan



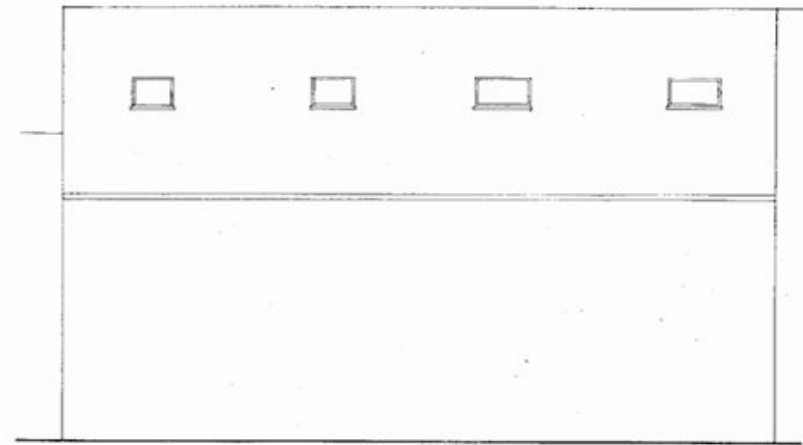
Ground Floor Plan



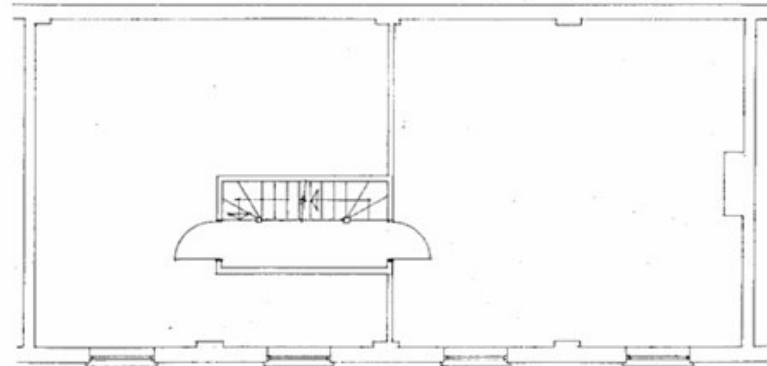
Proposed Floor Plan



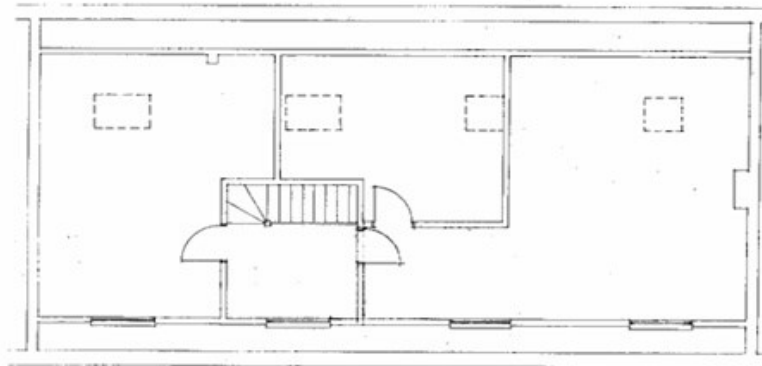
Front Elevation



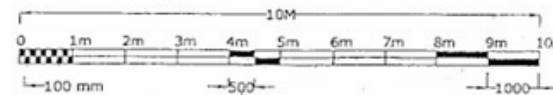
Rear Elevation



First Floor Plan



Second Floor Plan



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.

Viewing

By appointment only via:

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