

## VACANT GROUND FLOOR COMMERCIAL UNIT FOR SALE – *Virtual* FREEHOLD\* (Uppers are not part of the demise)



### 40 VIVIAN AVENUE, HENDON, LONDON NW4 3XP

Situated within approximately 300 metres of Hendon Central Station & Watford Way, this unit is offered For Sale with ***vacant possession***.

***THE SALE DOES NOT INCLUDE THE UPPER PARTS***

*\*999-year lease term from January 1994*

*Viewings by appointment only*

**GUIDE PRICE £325,000 – VACANT POSSESSION**

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.  
1320 High Road, Whetstone, London N20 9HP - [www.maunder-taylor.co.uk](http://www.maunder-taylor.co.uk) – 020 8446 0011



# MAUNDER TAYLOR

The unit has a maximum width of 18'9 (5.76m) across the front, narrowing to 11'9 (3.63m) to the rear, and an overall depth of 70'3 (21.43m).

Currently arranged with an open reception area, and with a corridor running front to rear - off which there is an office, 5 treatment rooms & shower/WC facilities.

To the rear of the unit is a storage area/staff room.

**GIA: approximately 1100 ft<sup>2</sup> (102m<sup>2</sup>)**

## Business Rates:

According to the VOA web site, the 2023 **Rateable Value** is £17,500. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.



**There are 4 garages in the service road to the rear of the property, for sale by separate negotiation (also with 999 year leases)**

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