

FREEHOLD PROPERTY FOR SALE FOR OWNER OCCUPATION
WITH DEVELOPMENT AND INVESTMENT POTENTIAL

49 Victoria Road, Hendon, London NW4 2RP



EXECUTIVE SUMMARY ...

- This is the property’s first offering to the market in 50+ years
- It is suitable for owner occupation or for residential development of circa 9-10 units
- Site area circa 6,000 sq ft

Floor	Sq m (GIA)	Sq ft (GIA)
Ground	381	4,101
First	34	366
Second	45	484
Total	460	4,951

DESCRIPTION ...

The site currently comprises a car workshop and associated offices with a small yard to the front. The property is currently arranged over ground, first and second floor. The building has a GIA of 4,951 sq ft / 460 sq m.

LOCATION ...

The premises is located in Hendon, between Brent Cross and Finchley in the London Borough of Barnet. Hendon is a classic London suburb characterised by a broad mixture of local amenities and retail offerings.

The premises is situated on Victoria Road, just off the A502/ Brent Street which is one of Hendon’s shopping parades, home to restaurants, supermarkets and local amenities.

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TRANSPORT ...

Hendon Central tube station is located 0.7 miles away. Hendon Central station sits on the Northern Line which provides access into central London or up to Edgware. The local area is served by several bus routes.

ADDITIONAL INFORMATION ...

The property holds an E rated EPC certificate, which is available on request.

BUSINESS RATES ...

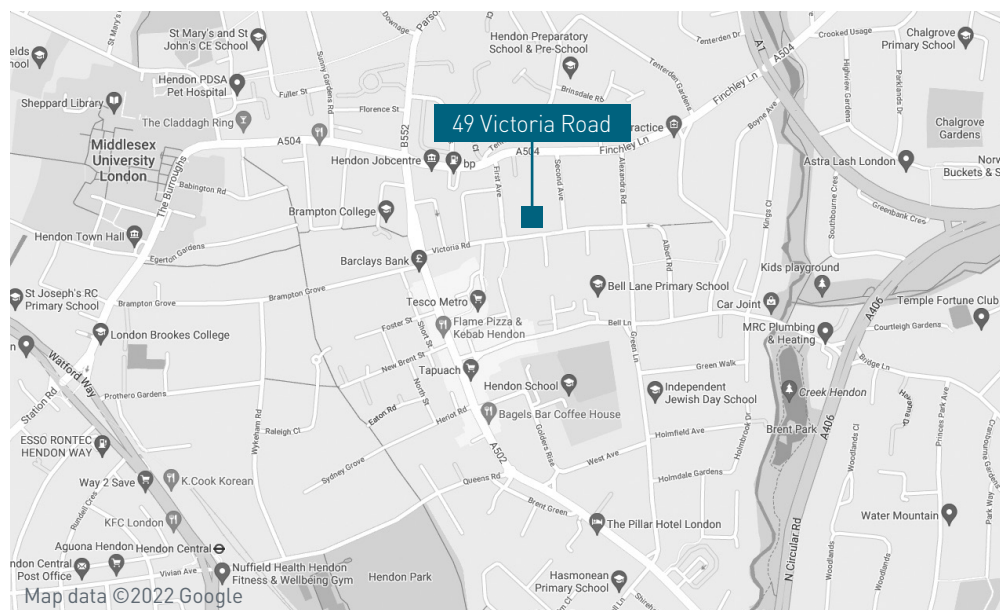
RV: £40,750.

PLANNING ...

Interested parties are directed to liaise with the Local Planning Authority.

ACCESS ...

Strictly through SFP Property.



TENURE ...

Offers invited for the freehold interest on an unconditional basis only.

PRICING ...

Price on application.

VIEWING ...

For further information or to arrange a viewing, email jessical@sfpgroup.com. Alternatively, please call the details below.

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