

COMMERCIAL OFFICES FOR SALE LONG LEASEHOLD INTEREST* *part let & income producing*



Unit 5, 30-32 FRIERN PARK, NORTH FINCHLEY, N12 9DA

Modern office building, to be sold subject to existing tenancies (part vacant).

Conveniently situated for the shopping and transport services at North Finchley, the offices benefit from air-conditioning, a communal kitchenette, a WC on ground and top floors and a parking space (allocated to the ground floor office).

***Head leasehold interest - 999 years from March 2008.**

Viewing strictly by appointment only

GUIDE PRICE: £375,000 + VAT

(The property has been elected for VAT – VAT will be payable on the purchase price)



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

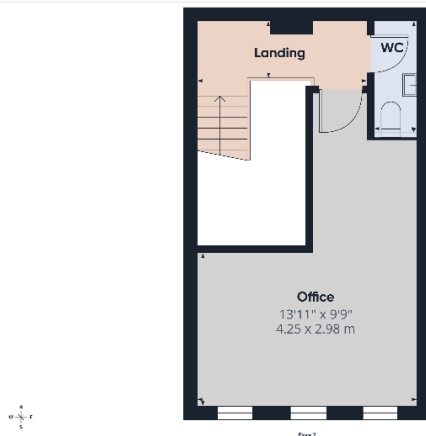
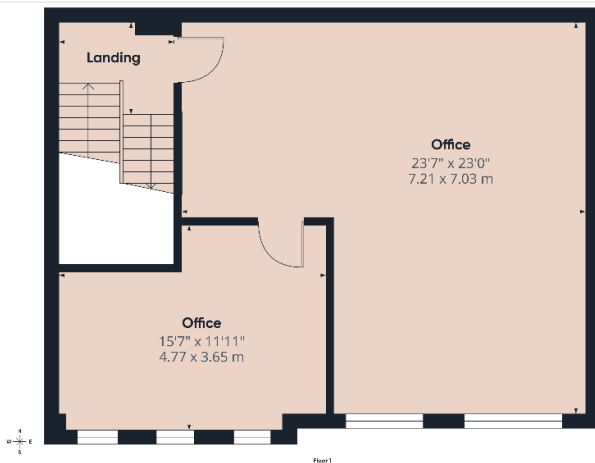
NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

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Accommodation:

The offices are air-conditioned with additional electric panel heaters. They have perimeter trunking, carpet tiles & suspended ceilings with inset lighting.

Ground floor

Ground floor office is currently let for £12,000 PA + VAT, on a 5-year lease, which commenced in June 2023. The rent is inclusive of building insurance, service charge, electricity & water.

EPC: B 44

2026 Rateable value: £12,500.

First floor

Main room is currently let for £13,200 PA + VAT, on a rolling basis – from May 2022. The rent is inclusive of building insurance, service charge, electricity & water.

EPC: B 45

2026 Rateable value: £9,500.

Secondary room has been used independently by the landlord, and will be offered vacant at the point of completion of a sale. As currently configured, this office can only be accessed through the main room.

EPC: C 57

2026 Rateable value: £6,000.

Top floor

Currently vacant.

EPC: B 43

2026 Rateable value: £4,050

Legal Fees:

Each party responsible for their own costs.



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