



SITUATION

Located off Nether Street, running parallel to Ballards Lane in this densely populated residential area within easy reach of the excellent shopping and transport facilities of North Finchley. The property is conveniently located less than a mile from West Finchley Underground Station (Northern Line) and approx. 10 miles north of central London.

PROPERTY

Comprising a single storey **Ground Floor Office** benefitting from gas fired central heating.

ACCOMMODATION

Ground Floor Office

Office
Kitchen
WC

GIA Approx. 254 sq ft

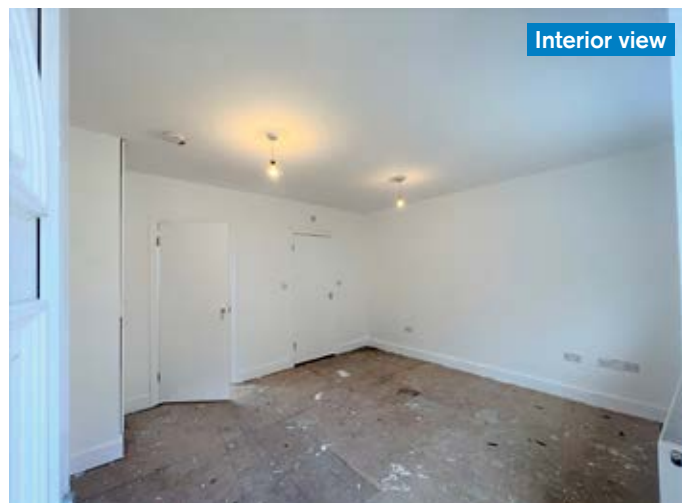
VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note 1: The property has a Rateable Value of £6,500, therefore it is eligible for Small Business Rate Relief.

Note 2: An occupier can apply to Barnet Council for a Business Parking Permit.

Note 3: Refer to Auctioneers for the virtual tour of the property.



Interior view

Vacant Freehold Office

The Surveyors dealing with this property are
Jonathan Ross and **Steven Grossman**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

Vendor's Solicitors

Debenhams Ottaway
Tel: 01923 857 171 Ref: Kat McDonagh
Email: khm@debenhamsottaway.co.uk



© Crown copyright. All rights reserved. Licence number 100040809 - Plan not to scale and for identification purposes only.