

# Lot 8, Golders Green Business Centre, 4 & 5 Accommodation Road, London, NW11 8ED

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold North-West London Office Investment with Residential Conversion Potential

- Located in the Heart of Golders Green, very close to Golders Green Underground, Bus & Coach Stations
- Attractive Mews style street - Parallel to Golders Green Road
- Business Centre comprising various Individually Facilitated Suites with Kitchen, Secretarial & Admin Facilities
- Possible Residential Conversion Opportunity (subject to consents - See "Planning" below)
- Further Asset Management Opportunities including possible Extension & Conversion of the roof space
- VAT-Free Investment
- In Pension Ownership for 25 Years

<b>Auction</b> 17/Feb/2022	<b>Lot</b> 8
<b>Status</b> Available	<b>Rent</b> £57,515 per Annum
<b>Auction Venue</b> Live Streamed Auction	<b>Sector</b> Office

### Location

<b>Miles</b>	6 miles north-west of Central London
<b>Roads</b>	A406 (North Circular), A41 (Finchley Road), M1
<b>Rail</b>	Golders Green Tube Station (Northern Line)
<b>Air</b>	London Luton, London Heathrow

### Situation

Golders Green is an affluent North West London suburb, 5 miles north-west of London's West End. Golders Green benefits from excellent communications being close to the A406 (North Circular Road) and M1. The property is located on Accommodation Road, which runs between Hodford Road and Armitage Road & parallel to Golders Green Road. Golders Green Underground, Bus & Coach Stations are located within a 3 minute walk of the property. Shops located nearby include Costa, Caffè Nero, KFC, Specsavers, Sainsburys and a variety of independent restaurants, coffee shops & retailers.

### Tenure

Freehold.

### Description

The property comprises a Business Centre arranged on the ground and first floors, providing 10 office suites. The property includes 2/3 car parking spaces.

### VAT

VAT is not applicable to this lot.

### Planning

A number of former offices on Accommodation Road have been converted to Residential including No.3 (sold in 2016 for £675,000), 10-14, 15, 17, 17a & 18. The Seller has received recent Planning Advice (Nov 2021) providing an assessment of the development potential for future conversion to residential, a copy of which can be obtained from the auctioneers. For further information - London Borough of Barnet - [www.barnet.gov.uk](http://www.barnet.gov.uk) Tel : 020 8359 3000

### Completion Period

6 Week Completion

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## Tenancy & Accommodation

Building	Floor	Use	Floor Areas (Approx)	Tenant	Licence	Gross Rent (1)	Rent Review
No. 4	Ground	Post Box	-	SMG (Metal Broker)	Licence from 13/01/2022	£425	
	Ground	Office	13.43 sq m (145 sq ft)	S LEVENSON (Accountant)	Licence from 01/03/2018	£10,740	
	Ground	Office	15.38 sq m (165 sq ft)	BA BOOKKEEPING SERVICES (Bookkeeping)	Licence from 01/03/2018	£8,400	
	First	Office	15.95 sq m (172 sq ft)	VELVET SANDS LTD (Financial Advisor)	Licence from 01/11/2021, expiring 30/20/2022	£9,000	
	First	Office (2 Suites)	18.02 sq m (194 sq ft)	VACANT	-	-	
No. 5	Ground	Office	17.92 sq m (193 sq ft)	ICARUS FOOTBALL (Marketing)	Licence from 01/01/2022, expiring 31/12/2022	£7,650	
	Ground	Office	12.94 sq m (139 sq ft)	PRESTIGE ESTATES (UK) LIMITED (Property Management)	Licence from 01/12/2021, expiring 31/12/2022	£10,500	
	First	Office	15.19 sq m (164 sq ft)	G.A.MANAGEMENT & ACCOMMODATION (GAMA) SOLUTIONS LTD (Property Management)	Licence from 07/04/2021	£10,800	
	First	Office (2 Suites)	18.02 sq m (193 sq ft)	VACANT	-	-	
<b>Total</b>			<b>126.85 sq m ( 1,365 sq ft)</b>			<b>£57,515 (1)</b>	

(1) NB - Please note rents are inclusive of all outgoing costs, such as rates, gas, electricity, water, cleaning & maintenance - Please see legal pack for breakdown of operational costs.



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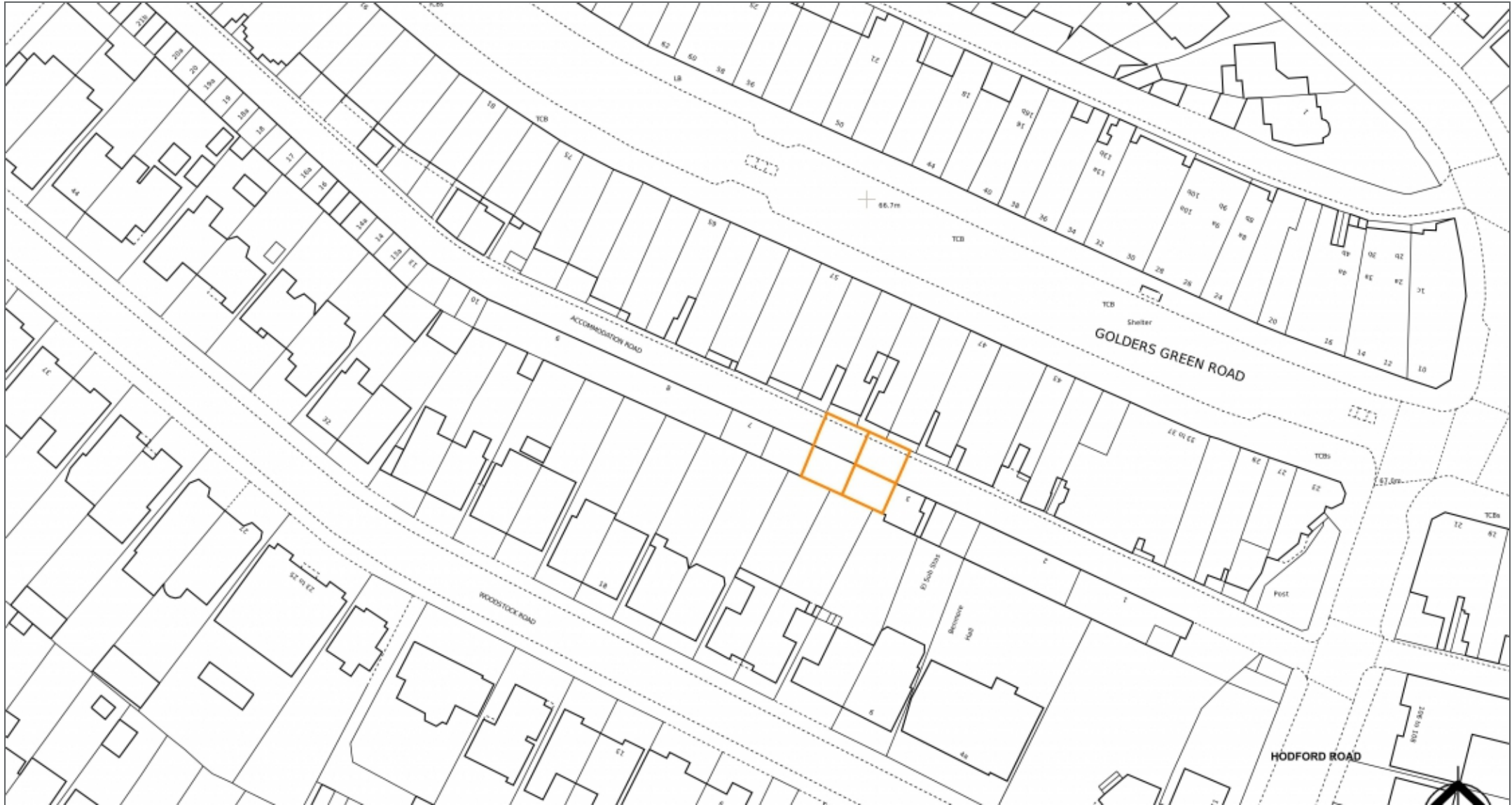
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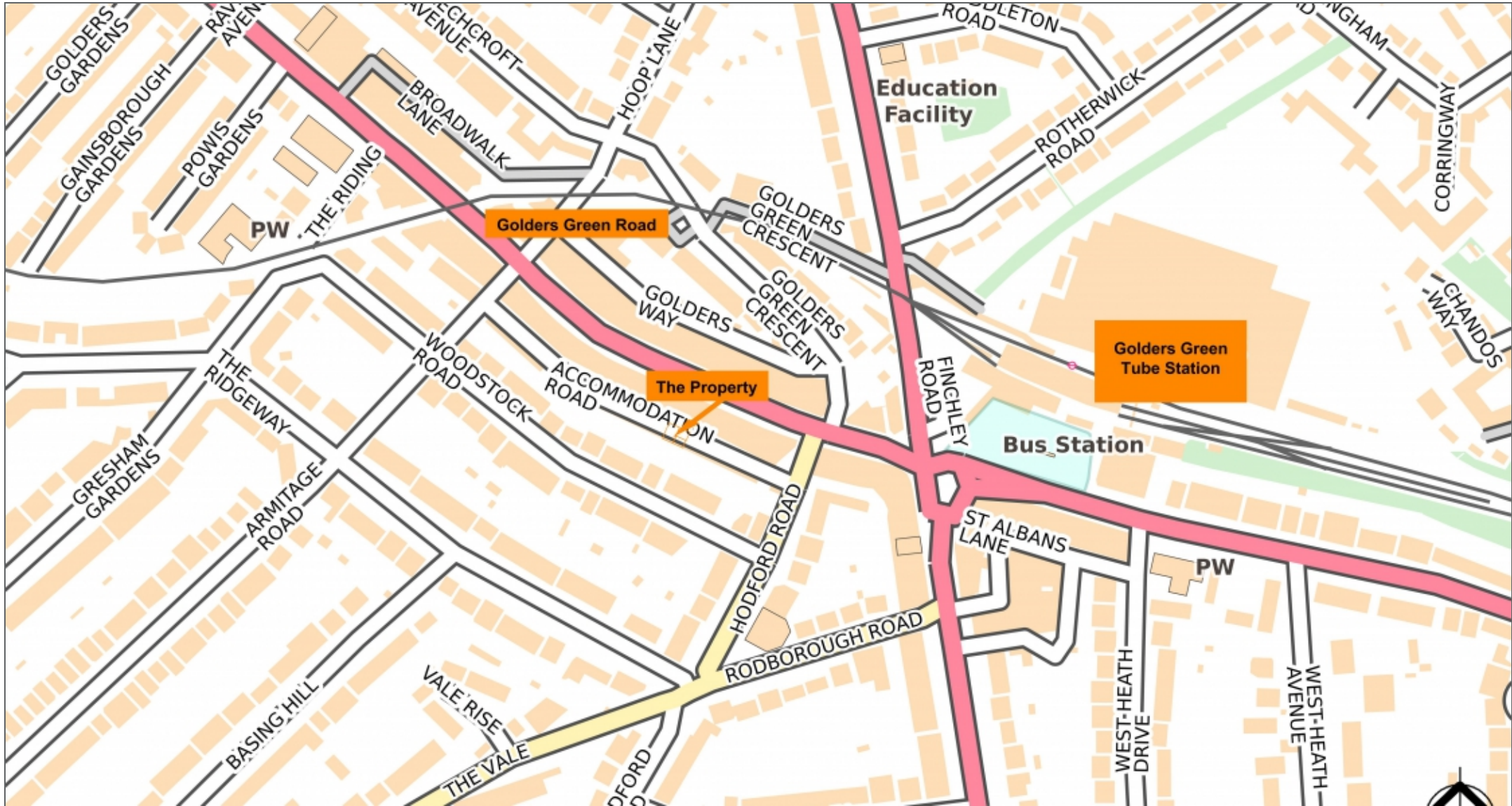
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## Contacts

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