



15a Wilberforce Road
West Hendon, NW9 6BA

Former Community Hall
(suitable for alternative uses or
redevelopment STPP)

2,771 sq ft

(257.43 sq m)

- Same ownership for over 40yrs
- Suitable for a variety of uses (STPP)
- Clear eaves height 4m rising to 7m
- Clear open-plan layout
- Male, female & disabled WC's
- Power, gas & lutron lighting
- Fully fitted commercial kitchen
- AC and gas central heating
- First floor office

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Summary

Available Size	2,771 sq ft
Price	£995,000
Business Rates	Interested parties are advised to contact the London Borough of Barnet to obtain this figure.
VAT	We have been advised VAT is NOT applicable.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property comprises a former Church Hall situated prominently on Wilberforce Road in West Hendon. Hendon railway station is within walking distance of the premises, with direct access to the M1 motorway junction which provides access to the A406.

Description

The property comprises a character detached former community hall of approximately 2,771 sq ft, benefiting from an air conditioning and gas central heating throughout. Situated on the ground floor is an open plan hall with a fully fitted commercial kitchen, with offices fitted with a shower and kitchen located on the first floor. The premises benefits from WC's, power and gas and is suitable for a variety of uses or redevelopment (STPP).

Tenure

Freehold.

Accommodation

All measurements are approximate and measured on a gross internal area basis.

Description	sq ft	sq m
Ground Floor Hall	2,529	234.95
First Floor	242	22.48
Total	2,771	257.43

Hours Of Use

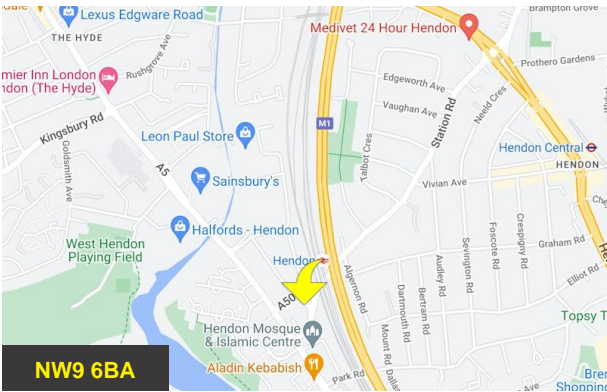
There is an hours of use restriction in place which states the permitted times of operation for the building is 7.45am to 11pm Monday to Sunday.

Anti-Money Laundering (AML) Requirements

Interested will be required to provide the appropriate information to satisfy current AML regulations at the stage Heads of Terms are agreed.

Viewings

Strictly by appointment only with sole agents.



Viewing & Further Information



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