



FREEHOLD FOR SALE

397-399 HENDON WAY
LONDON NW4 3LH

**NORTH LONDON
OFFICE INVESTMENT**

**WITH PLANNING PERMISSION
GRANTED FOR FOUR FLATS
ON THE UPPER PARTS**

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

- Income producing Freehold building in a prosperous North London suburb.
- Planning permission granted and implemented to convert the upper parts into four flats, under planning ref 15/05030/FUL, and the CIL has been paid.
- Subject to obtaining planning permission the building could be suitable for HMO Use.
- The property comprises a double fronted building extending to 2,335 sq ft (217 sq m) NIA.
- All leases are contracted outside the Landlord and Tenant Act 1954.
- Currently producing a total income of £56,240 per annum, with vacant possession obtainable on the upper parts by 31st December 2026.
- Price: £1,250,000 (One Million, Two Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT.

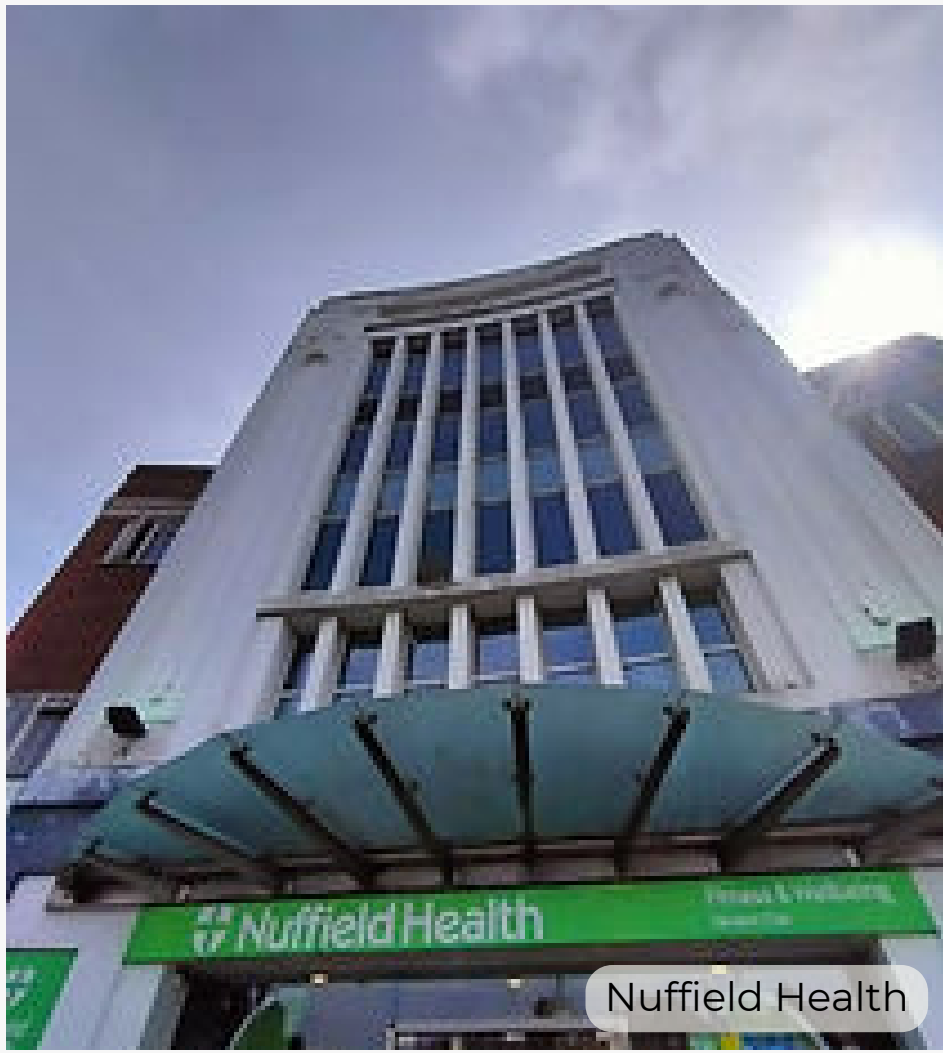


LOCATION

Hendon is a prosperous North London suburb, located some 7 miles from Central London in the London Borough of Barnet. Best known for the RAF Museum and Allianz Stadium, home of the Saracens.

The area is served by excellent road communications including the M1 Motorway, the A406 North Circular Road and the A41 Watford Way. Hendon Central Underground Station provides further communications with Northern Line services.

Local occupiers include Tesco, Betfred, Domino's, Coral, Costa, Paddy Power and Nuffield Health. Brent Cross Shopping Centre offering extensive and multiple shopping facilities, is also within close proximity.



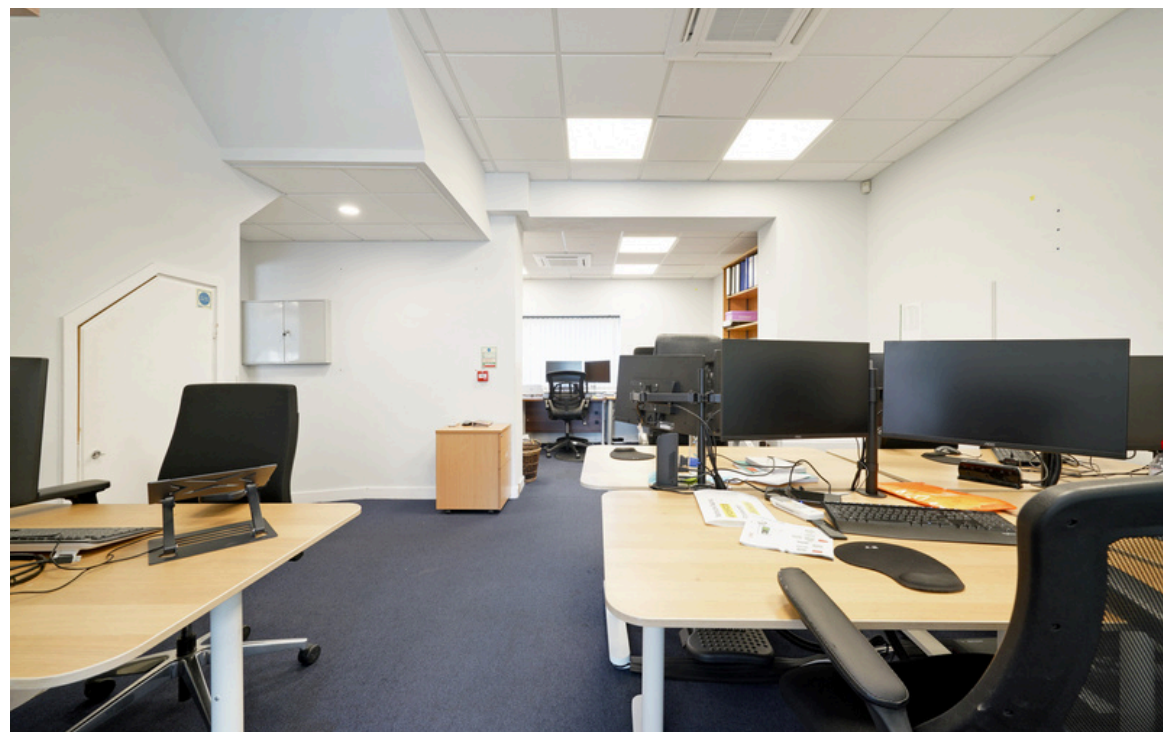
SITUATION

The property is situated on the south-west side of Central Circus overlooking Hendon Way (A41) at its junction with Vivian Avenue. Hendon Central Underground Station (Northern Line) is located opposite, on the other side of Central Circus.

TRANSPORT

A 2 minute walk to Hendon Central Station providing London Underground northern line services (Edgware Branch). Approximate journey times:

Euston	20 mins
Kings Cross	25 mins
Tottenham Court Road	25 mins
Bank	28 mins
Waterloo	30 mins



DESCRIPTION

The building comprises a double fronted self-contained building arranged over ground first and second floors.

The first and second floor offices benefit from a separate access at the front of the property and is currently divided into six suites, two of which are currently vacant.

TENANCY AND ACCOMODATION SCHEDULE

Floor	Use	Area (Sq Ft)	Area (Sq M)	Tenant	Lease Start	Lease Expiry	Break Clause	Rent (PA)	ERV (PA)
Ground	Office/retail	1,045	97	Midco Care Ltd	25/06/18	25/06/29	26/06/26, 26/06/27, 26/06/28	£30,000	£35,000
1st – Suite 1	Office	400	37	Vacant					£10,750
1st – Suite 2	Office	115	11	Currently occupied by the vendor					£5,850
1st – Suite 3	Office	130	12	Ebrahim Salek Manafai	26/03/25	25/03/28	25/12/25	£5,670	
2nd – Suite 4	Office	335	31	Hudson Conway & Co Ltd	01/12/23	30/11/28	01/12/26	£8,220	
2nd – Suite 5	Office	115	11	Highgate Consult Ltd	01/01/25	31/12/27	31/12/25 & 31/12/26	£5,850	
2nd – Suite 6	Office	195	18	Berns & Co	01/02/23	31/12/26		£6,500	
Total		2,335	217					£56,240	£77,840

*Please note all leases are outside the Landlord & Tenant Act 1954
*All break clauses are mutual
*Ground floor - early break could be negotiated with the tenant.

PLANNING

The London Brough of Barnet have granted planning permission (application number 15/05030/FUL) to provide 4 self-contained flats (1 x studio, 1 x 1 bed and 2 x 1/2 bed duplexes) on the first, second and third floors.

<https://publicaccess.barnet.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NSUS64JIHP100>

The proposed accommodation will provide:

- Flat 1, 1st Floor – 1 Bed Flat - 538 sq ft
- Flat 2, 1st Floor – Studio Flat – 478 sq ft
- Flat 3, 2nd & 3rd Floors – 1/2 Bed Flat – 667 sq ft
- Flat 4, 2nd & 3rd Floors – 1/2 Bed Flat – 646 sq ft

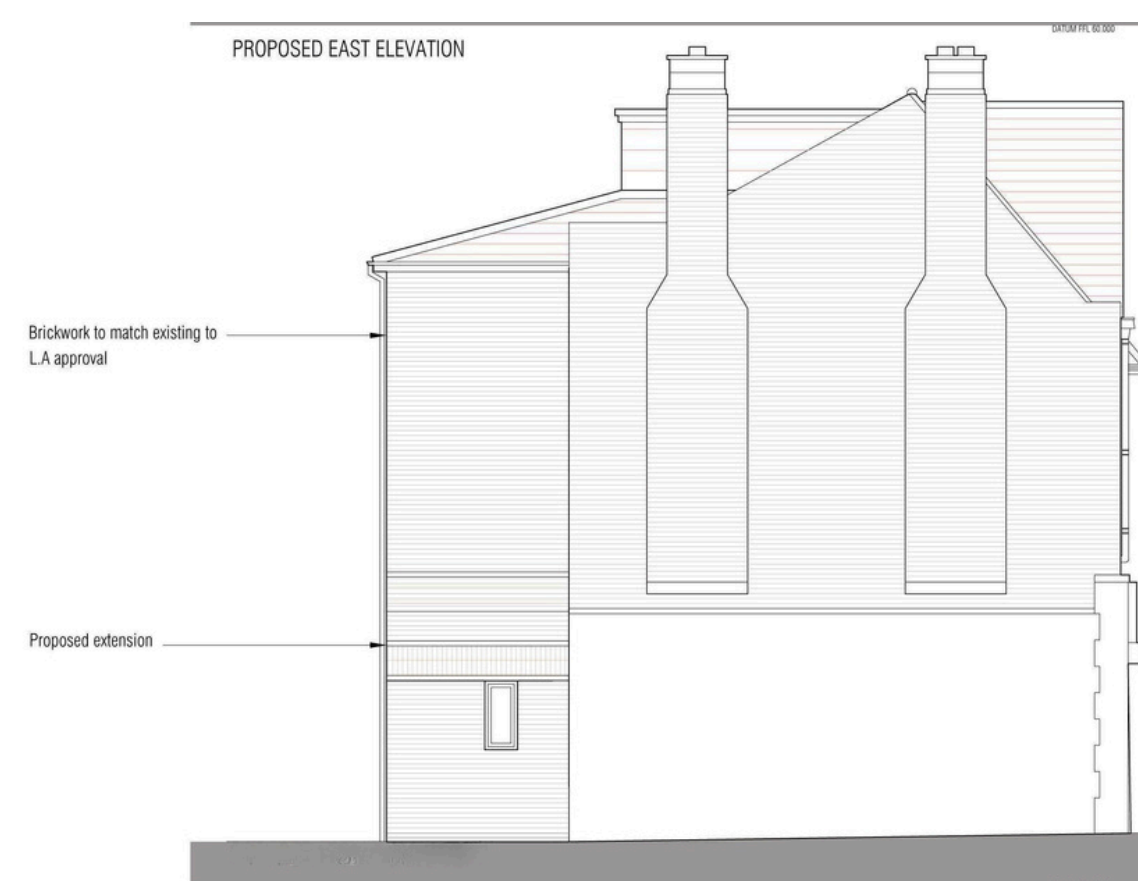
The residential scheme has a total proposed NSA of 2,329 sq ft, above 1,045 sq ft of commercial accommodation on the ground floor.

The consent has been implemented and the CIL paid.

Drawings are available upon request.



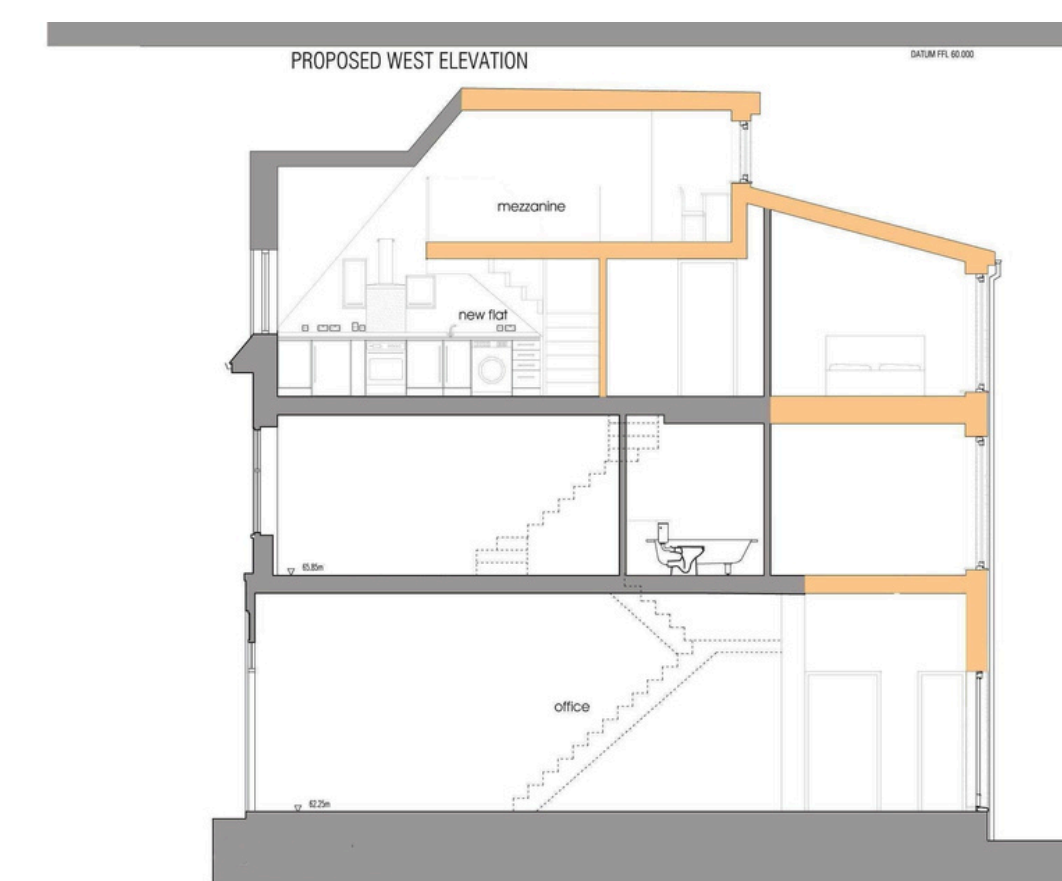
South East Elevation



Proposed South Elevation



Proposed West Section



Proposed Section

EPC

The property benefits from an EPC of B44.

AML CHECKS

In order to comply with anti-money laundering legislation a successful purchaser will be required to provide certain identification documentation. These documents will be confirmed to and requested from the successful purchaser by the vendor and their professional advisors at the relevant time but before an exchange of contracts.

PRICE

Price: £1,250,000 (One Million, Two Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT.

VAT

The Property has been elected for VAT and we anticipate that the transaction will be treated as a transfer of a going concern (TOGC).



Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. April 2025

FOR FURTHER INFORMATION CONTACT:

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