

Prominent Lock-Up E Class Unit To Let



385, Hendon Way, Hendon Central, London, NW4 3LP

Location

Situated prominently beside the busy A41, one of the main roads into central London, very close to Hendon Central Underground Station (Northern Line), alongside a variety of retail and catering traders.

Accommodation Comprises a lock-up retail shop of approximately 572 sq ft (53 M²), as follows:

Internal width	4.27 m
Unit Depth	12.13 m
Total Area	53.18 m² Plus rear shower/wc

User The premises are suitable for most E Class uses, but hot food will not be permitted

Amenities Fully Glazed Aluminium Framed Shopfront
Rear Store/Office
Part Air Conditioned
Shower & WC
Rear Access
LED Lighting

Lease New Lease for a term by arrangement on full repairing and insuring terms, outside the security of tenure provisions of the Landlord & Tenant Act 1954.

Rent **£16,000** p.a.x. VAT is not applicable.

Rates: Rateable Value £11,500 Barnet. Small Business Relief *may* mean that no rates are payable. Please enquire to Barnet Rates Department

References: A charge of £250.00 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they are accepted by the Landlord.

Viewing By appointment only through 3H Property Consultants Ltd