

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:

Tel: 0207 286 8363 **Email:** gh@threeh.co.uk

Registered Office: Vaughan Chambers, Vaughan Road, Harpenden, Herts. AL5 4EE
Registered Number 6580681 (England & Wales)

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

N.B.

These particulars are believed to be correct, but their accuracy is not guaranteed, neither do they constitute any part of any offer or contract. No statement contained in these particulars is to be relied upon as a representation of fact and intending purchasers or lessees should satisfy themselves by inspection or otherwise, as to the accuracy of any information herein. No appliance or service has been tested and neither 3H Property Consultants Ltd nor any employee thereof has any authority to make or give any representation or warranty in relation to the property.

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