

Prominent Double Fronted E Class Unit
To Let. 1108 Ft²



387-389, 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.

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

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

Accommodation Comprises a double E Class unit of approximately 103 M² (1108 Ft²). An adjoining unit of approximately 53 M² (572 Ft²) could also be made available.

Internal width (front) 7.8 m (Widening to rear)
Unit Depth 12.1 m

Total Area 103 m² 1108 Ft² Approx.

User Previously established as a Polish Grocery/Deli but the premises are suitable for most E Class uses. There is a walk-in fridge, and other items such as shelving, chest freezers and fridges *may be* available.

Amenities Fully Glazed Aluminium Framed Shopfront
Rear Storage area
Rear Access
LED Lighting
Tiled Flooring
3.6m Ceiling Height

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

Rent **£26,000** p.a.x. VAT is not applicable.

Rates: Rateable Value £21,500 Barnet. Please confirm the actual amount payable with Barnet Council 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

EPC D - 88

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

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

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.

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

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

