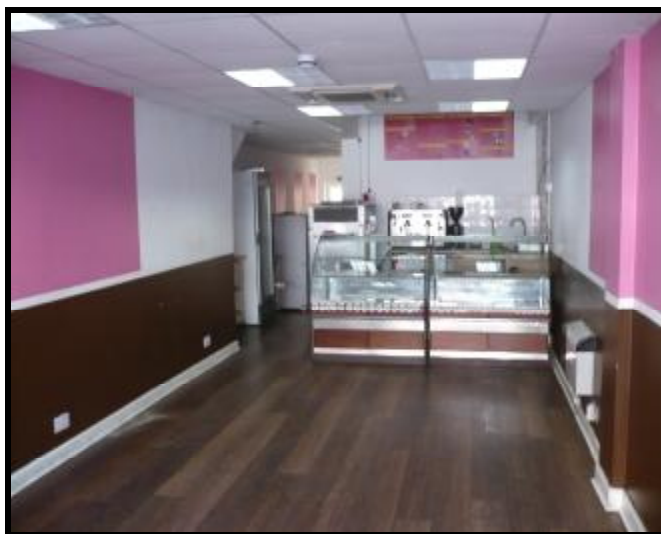


SHOP WITH A1 USE TO LET



CHURCH ROAD, HENDON NW4 548.91 SQ FT (51 SQ M)

- Location:** Situated on Church Road, Hendon close to the Hendon Times offices and close to the junction with Brent Street and Finchley Lane.
- Description:** Comprising a modern constructed lock up shop which has previously been used as a cafe/coffee shop (A1) and suitable for a variety of uses.
- Fitted with electric roller shutters and modern shop front, suspended ceiling, wooden flooring and air conditioned.
- Areas:**
- | | |
|-------------------|--------------------------|
| Main sales area | 9.5 m deep x 3.4 m wide |
| Rear/ancillary/WC | 5.59 m deep x 3.4 m wide |
| Total area | 51 sq m (548.91 sq ft) |
- Lease:** Available on a new FRI Lease for a term to be agreed at £15,500 pa.

Business Rates: London Borough of Barnet – Rateable Value £13,250. Rates payable approximately £5,485 pa for 2010/2011. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge: Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing: **By Appointment only**
Via Claridges Commercial – 0845 205 0007