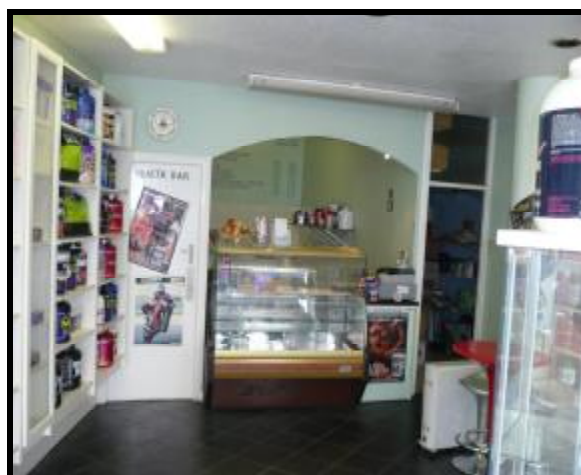


(A1 USE) LOCK UP SHOP LEASE TO ASSIGN



BRENT STREET, HENDON NW4 482.29 SQ FT (44.81 SQ M)

- Location:** Situated in Brent Street close to the junction with Parson Street and Church Road.
- Description:** The premises comprise a lock up shop that is suitable for a variety of trades, subject to the necessary consents.
- Areas:** Internal width – 4.28 m x 10.47 m deep
Total area 44.81 sq m (482.29 sq ft)
- Lease:** Held on a 15 year Lease from 2007 at £14,000 pa with 5 yearly rent reviews.
- Business Rates:** London Borough of Barnet. We are advised that the tenant is currently paying approximately £3,000 pa. However, Claridges cannot verify this figure and interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk.
- 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**