

PROMINENT PREMISES **A1 USE ONLY** TO LET



HENDON CENTRAL LONDON NW4 1252.81 SQ FT (116.40 SQ M)

- Location:** Situated on the corner of Vivian Avenue and the A41 Hendon Way and directly opposite Hendon Central Underground Station.
- Description:** Comprising prominent premises with wrap around frontage and large window areas providing good natural light and display space. The premises are arranged over ground floor and basement.
- Areas:**
- | | |
|-------------------|-------------|
| Ground Floor Area | 88.20 sq m |
| Basement Area | 28.20 sq m |
| Frontage | 14.40 sq m |
| Total Area | 116.40 sq m |
- Lease:** Available on an existing 10 year Lease from 1st December 2010 at £25,000 pa with 5 yearly rent reviews.
- Terms:** A premium of £9,999 is sought for the benefit of the Lease.

Business Rates: London Borough of Barnet – Rateable Value approx £18,250. Rates Payable for 2011/12 approx £7,902.25. 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 £180.00 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

NB: All services and equipment have not been tested, therefore, it is the buyer/tenant's responsibility to satisfy themselves as to whether or not items are in working order and services connected.