



jamescommercial
property consultants

117-125 West Hendon Broadway | **Hendon** | **NW9 7BP**

NEW BUILD COMMERCIAL UNIT TO LET

- ground floor, parking & forecourt
- 414.82 m² (4,465 ft²) approx
- 'e'/a1 (retail) use - alternative uses considered
- corner position on busy 'a' road
- rent: £100,000 per annum
- available q4 2021

DESCRIPTION

New build ground floor commercial unit, offered in a shell condition with services capped off, available in late 2021. Benefits from a good ceiling height, front forecourt and 7 car parking spaces to the rear.

We understand the premises will benefit from A1 (Retail) use. Alternative uses will be considered, such as; A2 (Financial & Professional Services), B1 (Offices), D1 (Non-Residential Institutions) and D2 (Assembly & Leisure) uses, subject to planning and covenant status.

LOCATION

Situated on the busy West Hendon Broadway (A5) in a prominent position, on the corner of Cool Oak Lane in Hendon. Neighbouring occupiers include; K2 Prestige Car Hire, Co-Op Convenience Store, Post Office, Tyre City, Costcutter and Travelodge, as well as other local and independent traders.

Hendon mainline railway station is within walking distance, providing services into St Albans City, Sutton, Gravesend, Bedford, Luton and Three Bridges.

There are also buses serving the area, located on West Hendon Broadway.

ACCOMMODATION

Ground floor	414.82 m²	4,465 ft²
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TERMS

A new Full Repairing and Insuring Lease is being offered, on terms to be negotiated.

BUSINESS RATES

The rateable value is yet to be assessed. Please contact Barnet council on 020 8359 2735 to request what the rates payable might be.

VIEWINGS

By appointment only via Vendors retained letting agents: -

James Stefanopoulos or Ashley Brudenell

