234 – 236 THE BROADWAY, WEST HENDON, NW9 6AG.

david charles property consultants

020 8866 0001

1,455 SQFT / 135.2 SQM

DOUBLE FRONTED GROUND FLOOR D1 PREMISES – TO LET

LOCATION

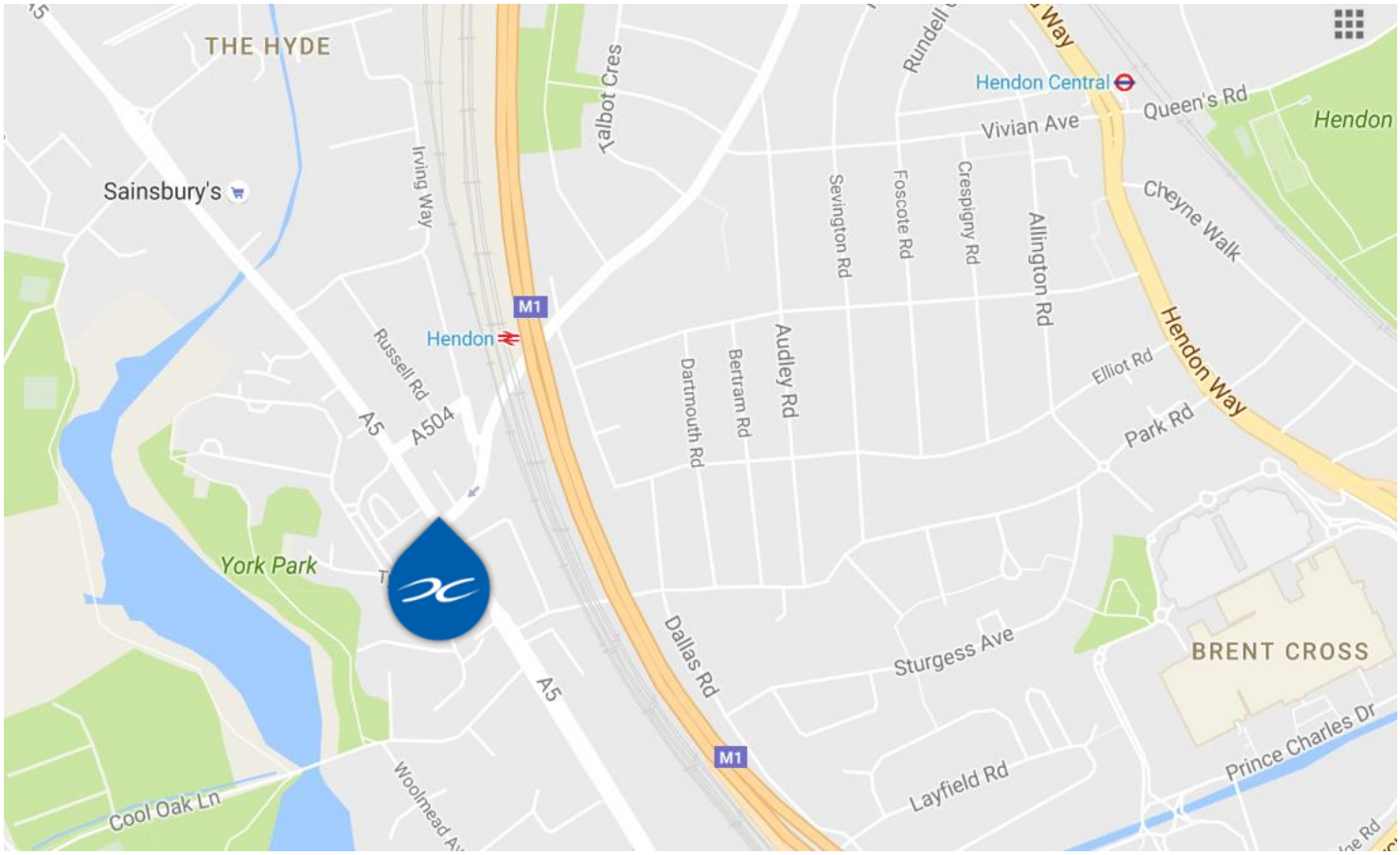
The property is located in a prominent position on the corner of the A5 West Hendon Broadway and Station Road. The premises are easily accessible by road from the M1 motorway and North Circular Road whilst the property is well served by public transport with Hendon National Rail Station a short walk away. There are also numerous bus routes that stop outside the building.

ACCOMMODATION

The premises comprise a double fronted ground floor D1 unit that totals 1,455 sqft. The property has been trading for a number of years as a college and at present is configured with a number of partitioned classrooms, reception area, offices and staff kitchen and toilet facilties. The unit has extensive frontage to the A5 West Hendon Broadway and may be suitable for a number of uses subject to planning consent being obtained.

These particulars are prepared as a general outline for prospective purchasers or tenants and do not constitute nor form part of an offer or contract. They should not be relied upon as statements or representations of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order. All rents and prices quoted are exclusive of VAT where appropriate.

RICS



TENURE

The premises are available by way of a new lease for a term by arrangement.

RENT

£36,000 per annum exclsuive of all outgoings.

RENT

We have been verbally informed, by the London Borough of Barnet, that the Rateable Value of the property is £24,750. The rates payable for 2016/17 are £11,657 per annum. Prospective tenants are strongly advised to reconfirm this information prior to legal commitment.

VIEWINGS

Strictly by appointment through sole agents –

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