

155 WEST HENDON
BROADWAY, NW9 7EA

941 SQFT / 87.4 SQM

FREEHOLD RETAIL INVESTMENT – FOR SALE

BUSINESS NOT AFFECTED


david charles
property consultants

020 8866 0001



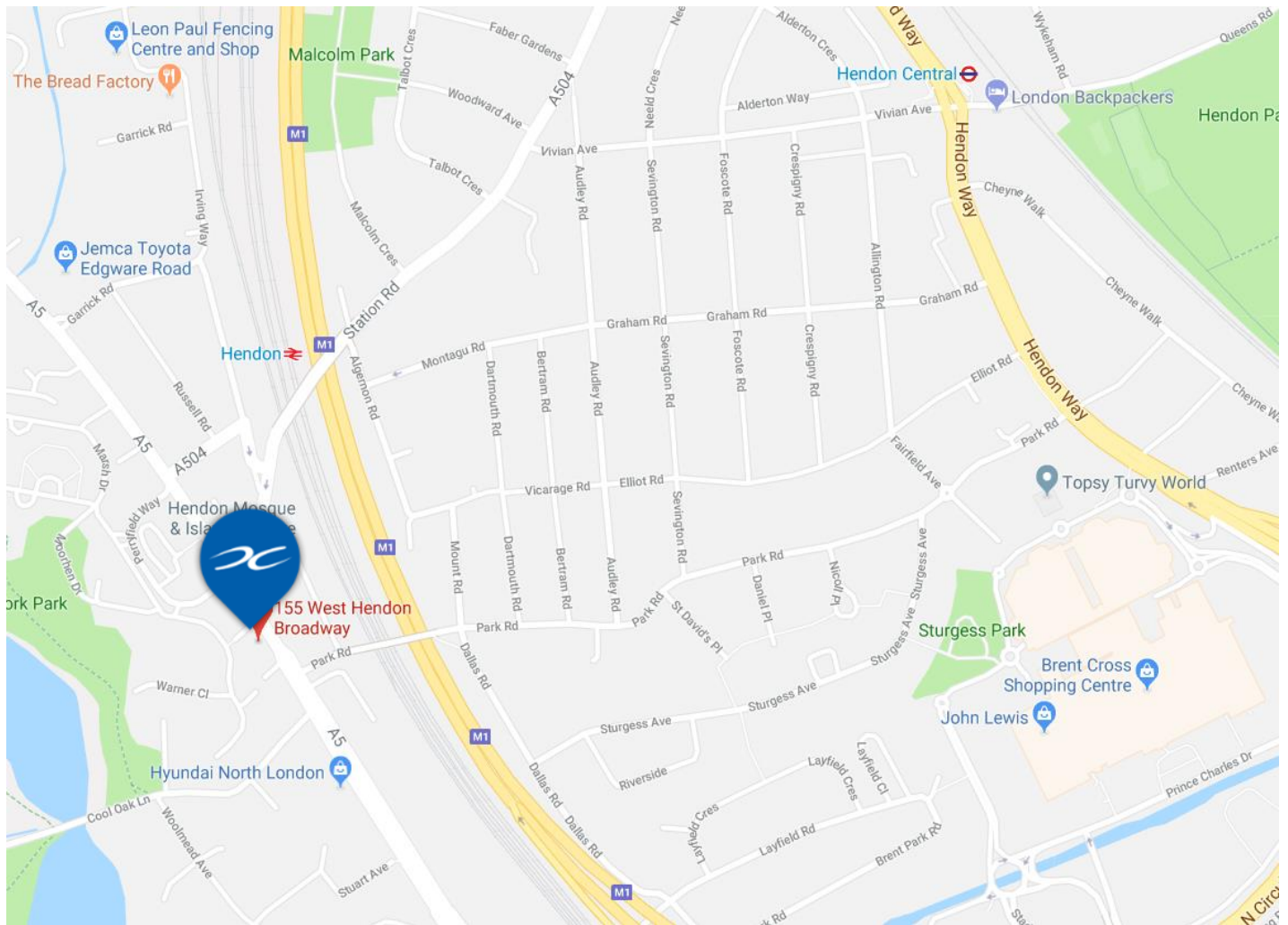
LOCATION

The property is located on the A5 West Hendon Broadway. The premises are easily accessible by road from the M1 motorway and North Circular 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.

ACCOMMODATION

The property comprises a ground floor retail unit totalling 941 sqft that is currently trading as a poultry and grocery shop. The building has the benefit of a pitched roof beneath a steel structure, whilst internally the unit is open plan. The premises are available to acquire as a freehold investment, with potential development opportunities subject to obtaining planning.

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.



LEASE

The premises are let by way of a lease dated 4 March 2005 for a term of 25 to expire on 4 March 2030 at a current rent of £13,000 per annum exclusive subject to upwards only rent reviews every 4 years.

TERMS

The freehold interest of the property is for sale subject to the lease briefly outlined above.

PRICE

£275,000 (subject to contract)

VIEWINGS

Strictly by appointment through sole agents –

GEORGE MORIARTY

t: 020 8866 0001 | d: 020 8429 9003 | e: george@davidcharles.co.uk