david charles
property consultants

TO LET



220-222 West Hendon Broadway

London, NW9 7EE

Prominent Double Fronted Retail Unit

1,920 sq ft

(178.37 sq m)

- Customer Car Park To Rear (2 spaces).
- Hendon Railway Station (0.4 miles away)
- Hendon Central Underground Station (1.2 miles away)
- 1 Mile From Staples Corner / M1 Motorway / A406 North Circ.

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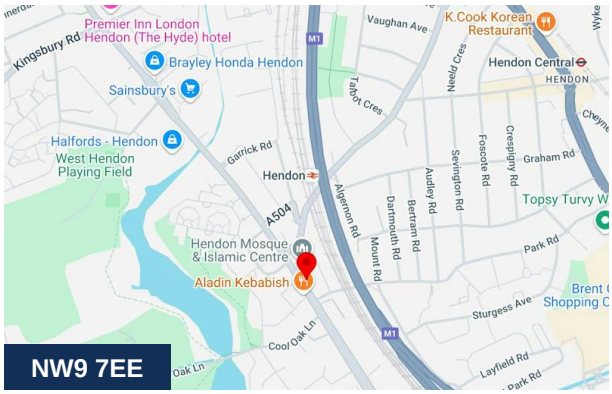
Summary

Available Size	1,920 sq ft
Rent	£50,000 per annum
Rates Payable	£17,608.50 per annum
Rateable Value	£32,250
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry







Description

The premises comprise of a prominent double fronted retail unit with return frontage. The premises have been used as a lighting showroom for a family business over a number of years. They have in recent years undergone refurbishment and present well throughout ready for a tenants fit out. To the rear of the unit there is a yard which is used as a customer car park and can accommodate 2 vehicles.

Location

The property is located on the A5 (West Hendon Broadway), linking Central London to the M1. Excellent transport connections include Hendon Railway Station (Thameslink), just 0.4 miles away, offering direct services to St Pancreas International and Luton Airport. Additionally, Hendon Central Underground Station (Northern Line) is 1.2 miles away, providing easy access across London. Brent Cross Shopping Centre is conveniently located just 1 mile from the property.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,920	178.37	Available
Total	**1,920**	**178.37**	

Terms

The premises is available by way of a new lease to be agreed.

Viewing & Further Information



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