

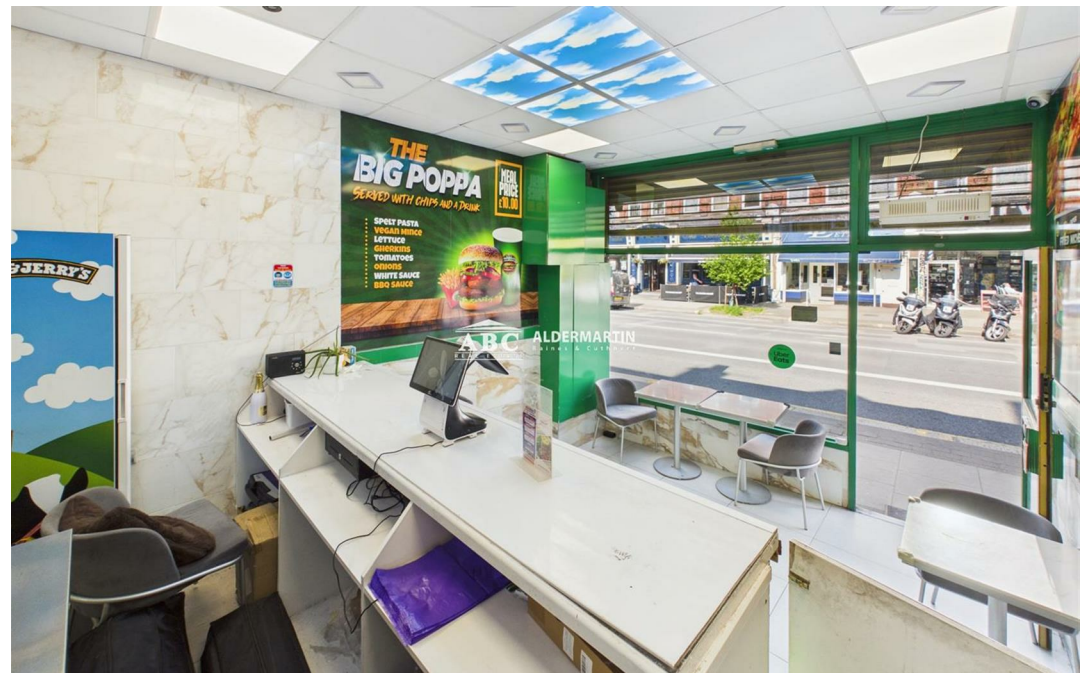


ABC
REAL ESTATE
ALDERMARTIN
Baines & Cuthbert

ABC ALDERMARTIN
REAL ESTATE Baines & Cuthbert

**Cricklewood Broadway, London NW2
3JX**

**£1,400 Per
Calendar Month**



- SHOP-FRONT
- CONSTANT FOOT TRAFFIC
- WELL-EQUIPPED COMMERCIAL KITCHEN

- EXCELLENT LOCATION
- 15 YEAR LEASE
- IDEAL FOR FRIED CHICKEN AND FAST-FOOD OPERATORS

- SHORT WALK TO CRICKLEWOOD STATION
- OFFERS ENCOURAGED

Situated on one of the busiest sections of Cricklewood Broadway, this highly prominent shop-front unit offers excellent visibility and strong passing footfall, making it an ideal opportunity for a variety of occupiers.

The property comprises approximately 468 sq ft of well-configured space, suitable for restaurant, takeaway, café, or retail use. The unit benefits from a wide frontage, providing strong branding potential and natural light throughout.

Located just a short walk from Cricklewood Train Station, the premises enjoys excellent transport links, along with close proximity to a range of established local operators, driving consistent day-to-day trade.

Premium : £70,000
 Rent : £1,400 PCM
 Opportunity to take over an existing 15-year lease
OFFERS CONSIDERED

ABC ALDERMARTIN

Approximate total areaⁱⁱⁱ
1291 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

ABC Hendon Sales - 0208 203 4567

