



A1/A2 UNIT TO LET IN HENDON

**4 VIVIAN AVENUE, HENDON,
LONDON, NW4 3YA**



Location:

The subject property occupies a prominent position in prime pitch on the busy Vivian Avenue. Hendon Central tube station (Northern Line) is located a short walk away.

The surrounding area is predominantly made up of established independent retailers and restaurants. Nearby multiple occupiers include Age UK, Betfred, Save the Children, Sainsburys and Tesco Express.

Accommodation:

The unit is arranged over ground floor only and has the following approximate net internal areas:

| | |
|----------------------|---|
| Ground Floor: | 1,200 sq. ft. (111.48 m²) |
| First Floor: | 100 sq. ft. (9.29 m²) |

Use:

The premises benefits from A1/A2 planning consent. Alternative uses may be considered subject to planning.

Rent:

£22,500 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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