



- Vacant possession
- Grant of a new lease
- Prime location
- 1170sqft (108.7m2)

£22,000 P/A



VIVIAN AVENUE, HENDON, NW4  
TO LET: RETAIL UNIT (E USE CLASS)

0208 444 3445  
martyngerrard.co.uk

## Description:

Retail shop available - an open-plan 'E' use class unit in the popular Vivian Avenue, in-between Sainsbury's and the Post Office. The unit comes with a grant of a new lease with vacant possession. Further benefits include storage/office with W/C and rear access.

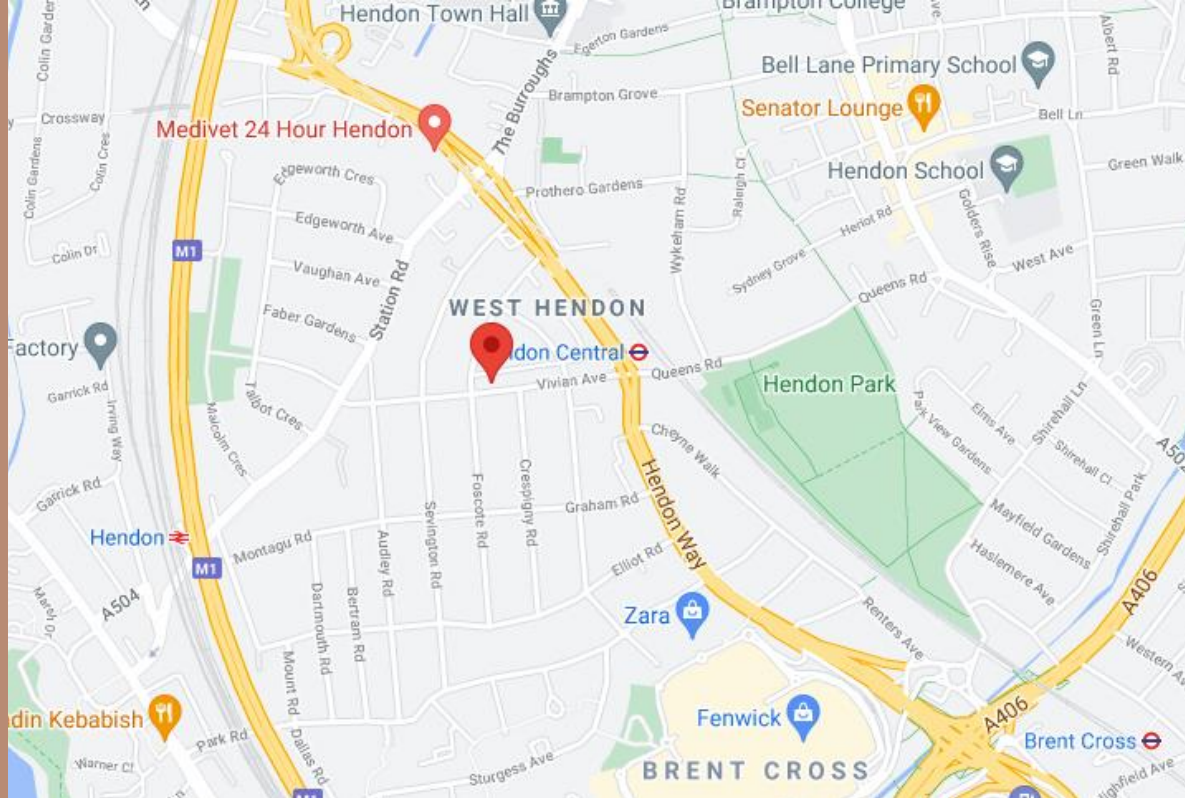
The shop measures in the region of 108.7m<sup>2</sup> (1170sqft.) approx.

## Location:

- Situated on a mixed-use parade in a high profile position on one of Hendon's busiest High Streets.
- This premises has its nearest public transport link as Hendon Central Underground (Northern Line) and is serviced via a range of bus routes.
- The premises further benefits from ease of access to major road networks such as Watford Way(A41), Hendon Way (A41), the A406 North Circular, A5 Edgware Road and the M1.

## Local High Street:

The premises is close to major retailers such as Sainsbury's Local, Post Office, Tesco Express, Domino's Pizza, NatWest Bank and other smaller boutique shops.



**Rent:** £22,000 P/A

**Lease:** Grant of a new lease

## Conditions:

All parties to be responsible for their own legal costs.

## Business Rates:

All interested party are advised to satisfy their own queries directly with the Local Authority in this regard.

## References:

A charge of £100+VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

## Viewing:

Strictly via the owner's agent, MARTYN GERRARD COMMERCIAL DEPARTMENT. Please contact a member of our commercial team on 020 8444 3445. MARTYN GERRARD COMMERCIAL DEPARTMENT. Please contact a member of our commercial team on 020 8444 3445.

Martyn Gerrard Commercial for themselves for Lessors, Vendors and their agents, give notice that:-

- These particulars provide a general outline only. It is advised that prospective purchasers or tenants make their own enquiries.
- These details do not constitute any part of an offer or contract.
- All statements or details contained within these particulars are without any responsibility on any part, to Martyn Gerrard Commercial.
- All rent prices, fees and charges are quoted exclusive of VAT.
- Any fixtures, fittings, equipment, machinery and plants which are shown within the details have not been tested unless specifically said and prospective purchasers and/or tenants should satisfy themselves as to the condition.

