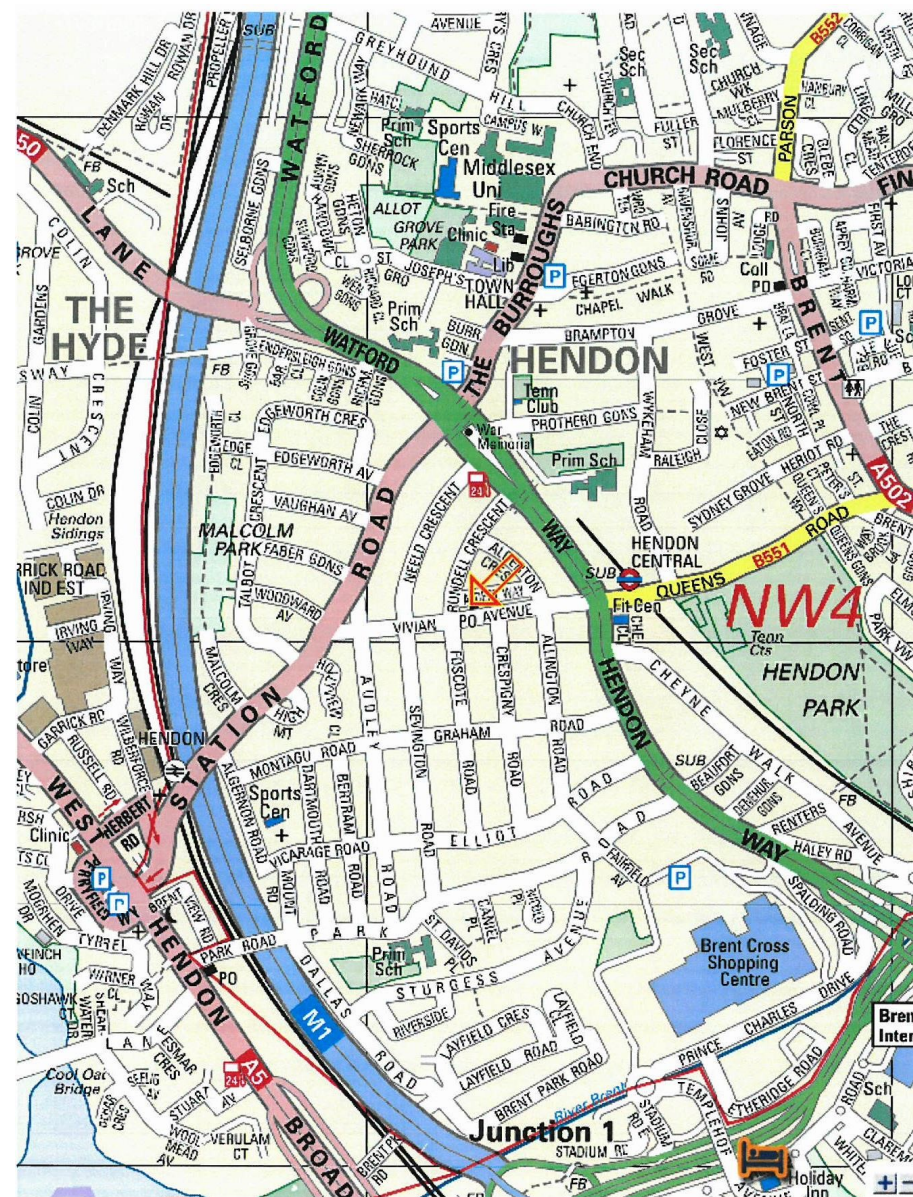


62 VIVIAN AVENUE, HENDON, LONDON NW4 3XH

A1 LOCK-UP SHOP TO LET
NEW FRI LEASE—NO PREMIUM
£25,000 PER ANNUM



- Ground floor lock-up shop approx. 25m x 5.2m (82ft x 17ft). e. 130m²/ 1,401ft² with gas central heating, kitchen, wc as well as front and rear access.
- EPC rating: C
- Approx 0.2 mile Hendon Central (Northern Line) tube station with connection to West End and City
Approx 0.4 mile from Hendon (Thameslink) station (with fastest link to Farringdon) 23 minutes
- Buses to Mill Hill, Edgware, Brent Cross, West End, close by
- Adjacent Sainsbury's supermarket and adjacent to other shops
- Brent Cross Shopping Centre approx. 0.8 mile
- 2018/9 business rates (London Borough of Barnet) £7,610 per annum
- EPC rating: C



Consumer Protection from Unfair Trading Regulations 2008

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