On the Instruction of HSBC Bank LEASEHOLD AVAILABLE

HENDON CENTRAL, 1 Central Circus NW4 3JU



- Prominent Corner Unit
- Former Bank Premises
- Assignment Available

Viewing

By appointment via this office:

Adam Caplan

t: +44 20 7182 2650 m: +44 7753 300 982 e: adam.caplan@cbre.com

CBRE Limited

Henrietta House, Henrietta Place London W1G 0NB www.cbre.co.uk/retail Date of Issue 12-Jan-2018

Location

The subject property is directly opposite Hendon Central Tube Station. There are a number of national and independent retailers situated in close proximity to the property including **Tesco**, **Coral**, **Ladbrokes**, **KFC**, **Dominos**, **NatWest**, **Costa Coffee** and **Paddy Power**. A street traders plan is on the reverse of these particulars identifying the location.

Description

The property comprises a three storey corner unit of brick construction.

The ground floor provides banking hall accommodation with basement ancillary.

Accommodation

Shop Depth	20.29 m	66 ft 6 ins
Ground Floor Sales	128.4 sq m	1,382 sq ft
Basement Ancillary	13.50 sq m	145 sq ft
Total	141.90 sq m	1,527 sq ft

Tenure

The property is held on an FRI lease expiring June 2023.

Rent

A passing rent of £31,290 per annum.

Incentives

Premium offers are invited in respect of HSBC's leasehold interest.

Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the bank is £27,588 and the rates payable are $\pounds 12,856$ pa. The UBR for 2017/2018 is 46.6p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

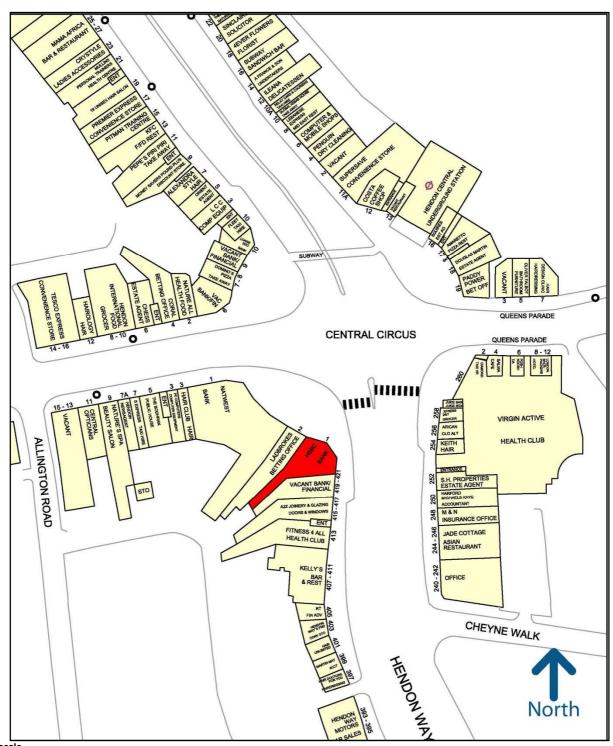
An EPC can be made available upon request.



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Not to scale.

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