

# 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:

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#### 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
<b>Total</b>	<b>141.90 sq m</b>	<b>1,527 sq ft</b>

#### 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 £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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