



## **West Hendon Broadway, West Hendon NW9 £140,000 Per Annum Subject to contract**

A substantial Ground Floor commercial unit forming part of a new development in this prominent location on West Hendon Broadway.

Offering 4700 sq ft with a forecourt to the front and including 6 parking spaces.

The unit is due to be completed in September 2019.

New Full Repairing and Insurance Lease.





Figure 1: Site Plan of the Development



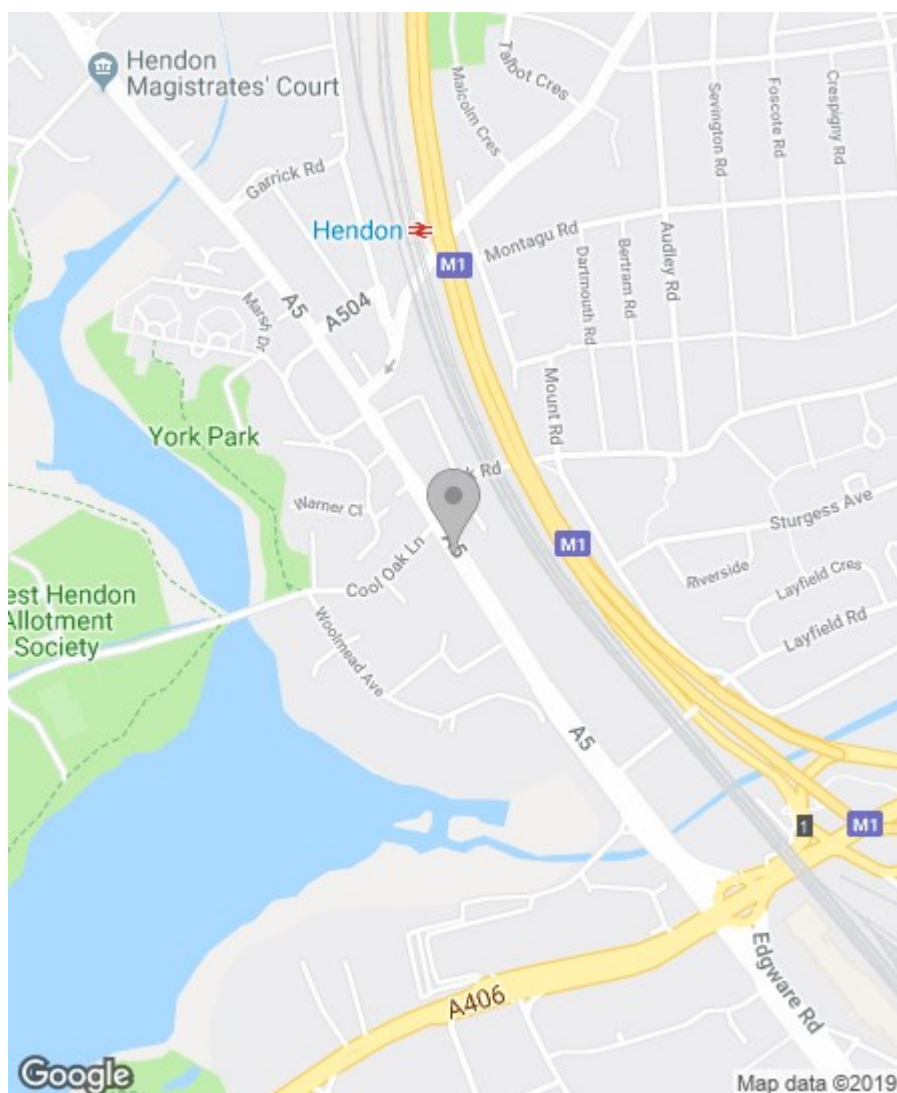


## Property Overview

Location	West Hendon, NW9
Price	£140,000 Per Annum
Bedrooms	0
Bathrooms	1
Receptions	1
Tenure	
Council	
Tax Band	
Current Ground Rent	A substantial Ground Floor commercial unit forming part of a new development in this prominent location on West Hendon Broadway.
Service Charge	Offering 4700 sq ft with a forecourt to the front and including 6 parking spaces.
Term	The unit is due to be completed in September 2019. New Full Repairing and Insurance Lease.

## Key Features

- 437 sq meters / 4,700 sq ft
- Est. Completion Sept 2019
- 6 Parking spaces
- Shell & Core Unit
- Prime Location
- New Lease



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## England & Wales

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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**IMPORTANT NOTICE:** All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).