

NEW TO MARKET
120 BRENT STREET
HENDON NW4
SHOP TO LET



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ESTATE AGENTS
SURVEYORS
VALUERS

ESTABLISHED 1954

- ❖ Excellent shop on this popular, busy retail/restaurant destination adjacent to HSBC and **Ladbrokes**.
- ❖ Other multiple traders nearby include **Barclays, Tesco and Marks & Spencer**.
- ❖ Internal (maximum) width **17'5" (5.3m)**
Depth **59'10" (18.2m)**
Gross Internal Area **827 sq ft (76.9 sq m)**
- ❖ Modern double-fronted aluminium shop frontage and **electronic roller shutter**.
- ❖ Rear access from service road where **free unreserved parking** is located for traders and customers.
- ❖ **Rates – TBA**
- ❖ **Service Charge – Approximately £2,200 p.a.**
- ❖ A new effectively full repairing and insuring lease is available for a term to be agreed.
- ❖ Both parties to bear their own legal costs.
- ❖ **RENT - £20,000 pax**
- ❖ **VIEWING BY APPOINTMENT VIA SOLE AGENTS (NB The agents are connected to the landlord).**

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