

# FIRST TIME ON THE MARKET IN OVER 20 YEARS

127 BRENT STREET HENDON NW4

A2/A1

## TO LET/ LETTING AGREED

- ❖ Excellent position on this thriving, popular retail/restaurant location.
- ❖ A double fronted retail unit with the benefit of a modern frontage and electric roller shutter.
- ❖ Adjoining **Barclays Bank** at the junction with **Brampton Grove**.
- ❖ Other local traders include, **Marks & Spencer, HSBC, Tesco, National Westminster Bank, Lloyds TSB, Bairstow Eves, Mr Baker** and many more local traders.

Gross Frontage	approx 17' (5.2 m)
Internal retail width	15'7 (4.7 m) (max)
Retail Depth	27' (8.2 m)
Retail area	338 sq ft (31.4 sq m)
Rear gross raised ground floor office/store/kitchen/wc	284 sq ft (26.4 sq m)
<b>Total floor area</b>	<b>622 sq ft (57.8 sq m)</b>

- ❖ A lease expiring **31<sup>st</sup> December 2015** is available on effectively full Repairing and insuring terms **without breaks**. The tenant may enjoy the right to a new lease at that time subject to the standard rights of landlord and tenant.
- ❖ RENT £15,000 Per Annum
- ❖ Rates Payable 2010/2011 - **£3,774.21 (until 31<sup>st</sup> March 2011)**.
- ❖ The premises have been used for estate agency purposes for many years. They would suit most other trades/professions requiring an A1/A2 use.
- ❖ Viewing strictly by appointment via the sole agents – **PHILIP PHILLIPS & CO LTD 020 8202 3535**.



**PHILIP  
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*Property Professionals for over 50 years*

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