

TO LET

64 VIVIAN AVENUE HENDON NW4

REDUCED RENT

- ❖ A large shop used for many years until recently as a **Dry Cleaners** in this popular neighbourhood trading position served by a mixed selection of retailers and dining options.
- ❖ Adjacent to former **Job Centre** rumoured to have one or more major supermarkets interested in trading from this large unit.
- ❖ Approx **1,200 sq ft (112 sq m)**.
- ❖ Gross frontage approx **19' (5.8 m)**.
- ❖ Internal width **17'11" (5.5 m)** widening to **18'6" (5.6 m)**.
- ❖ Depth **58'2" (17.7 m)**.
- ❖ Within walking distance of **Hendon** underground station, **Virgin Active** health club and the **A41** arterial road.
- ❖ Retail area approx **1,031 sq ft (95.8 sq m)**.
- ❖ Rear office store **148 sq ft (13.7 sq m)**.
- ❖ The premises require internal refurbishment.
- ❖ We are advised the Rateable Value is currently assessed at £15,000.
- ❖ **Rent £10,000** – New effectively full repairing and insuring lease subject to a review in 2016 subject to contract.
- ❖ Viewing by appointment (**Philip Phillips & Co Ltd - 020 8202 3535**)



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