

8/10 THE BROADWAY

MILL HILL

NW7 3LL

Prominent A1/A2 Retail Unit
94.38 sq m (1,016 sq ft)
Alternative Uses Considered stp

LOCATION

The property is located at the south western end of the popular Mill Hill Broadway, close to the junction with Station Road and Mill Hill Broadway Railway Station (Thameslink).

Nearby occupiers include Costa Coffee, Marks & Spencer, WH Smith, Boots, Boots Opticians, Hob, Pizza Express, Greggs and Tesco Express.



DESCRIPTION

The property is arranged over ground floor and basement levels with potential to expand into the rear yard, which currently provides parking for 3 cars.

TO LET



CONTACT

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ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition on a net internal basis (NIA) and has the following approximate areas:

Floor	sq.m	sq.ft
Ground Floor	75.07	808
Basement	19.31	208
Total	94.38	1,016

DIMENSIONS

Gross Frontage	11.5 m	37 ft 6 in
Shop Frontage	7.61 m	24 ft 8 in
Sales Internal Width (max)	8.11 m	26 ft 5 in
Built Depth (max)	10.11 m	33 ft 1 in

LEASE TERMS

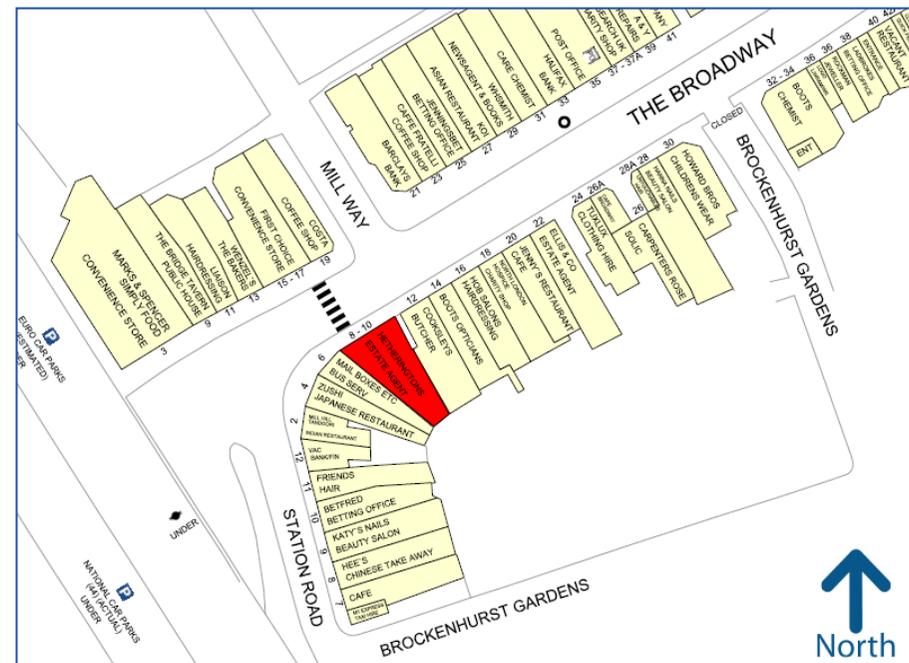
The property is available by way of a new effectively FRI lease on terms to be agreed.

RENT

£35,000 per annum exclusive of rates, VAT and all other outgoings

RATEABLE VALUE

The property has a Rateable Value of £28,000. Interested parties are however advised to make their own enquiries of the local Authority, Barnet London Borough Council.



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EPC

An EPC will be available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in the transaction.