

TO LET

85-107 WEST HENDON BROADWAY
LONDON NW9 7BN



1,116 SQ M (12,016 SQ FT)



RS & CO

ROBERT STEPHENS & COMPANY

www.robert-stephens.com

Location

Located on the busy A5 Edgware Road in an established showroom & trade counter location. The A406 North Circular Road is some 600m to the south at Staples Corner.

Description

Car dealership premises comprising a ground floor showroom with external car display and integral undercroft parking together with a separate 4-bay workshop with independent customer and service parking.

Accommodation

	Sq M	Sq Ft
Showroom	462.3	4,976
Undercroft	15 spaces	
External parking	15 spaces	
Workshop	654.0	7,040
External parking	29 spaces	
TOTAL	1,116.3	12,016 (GIA)

Tenure

The showroom is held under a lease expiring in June 2021 at a passing rent of £142,500 pa, without further review. The property may be used for vehicle sales or uses falling within Use Class A1.

The workshop is held under a separate lease expiring on the 11th January 2021 at a passing rent of £104,862 without further review. The property may be used for vehicle servicing and repair or uses falling within Use Class B2.

Planning

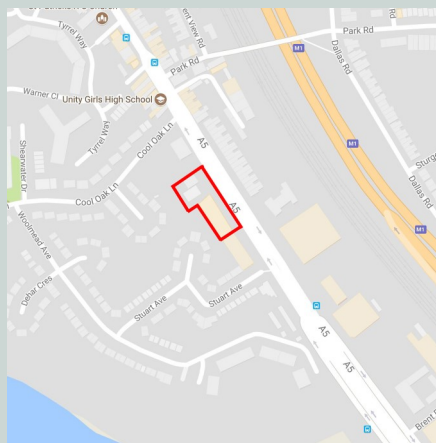
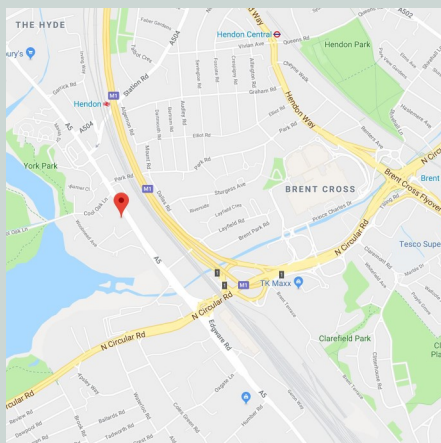
The properties have planning consents for the existing use. Interested parties are advised to make their own enquires with regard to alternative uses.

Terms

The property is available as a whole by way of assignment of the existing leases, or on new underleases on terms to be agreed.

Legal Costs

Each party to bear their own legal costs.



Important Notice:

Robert Stephens and Co for themselves and for the Vendors or Lessors of this property whose agents they are give notice that:

- (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each them.
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- (4) no responsibility can be accepted for any expenses incurred by

For more information or to arrange a viewing please contact Robert Stephens on 07710 124725 or robert.stephens@robert-stephens.com

