

HENDON NW4 3JU

1 CENTRAL CIRCUS

SHOP TO LET – CLASS E USE



6 Duke Street
Marylebone
London W1U 3EN

LOCATION

The property is prominently located on the corner of Central Circus and Hendon Way which is a very busy vehicular thoroughfare. Hendon Central Tube Station is directly opposite along with Virgin Active Health Club.

Occupiers in the immediate vicinity are mainly independent retailers, although multiple occupiers adjacent and nearby include **Costa Coffee**, **Dominos**, **Ladbrokes** and **Tesco Express**.

An extract from the street plan is attached upon which the property is highlighted.

ACCOMMODATION

The property is arranged on ground and basement floors comprising the following approximate dimensions and net floor areas:

Gross Frontage (inc splay)	37 ft 9 in	11.5 m
Return Frontage	15 ft 0 in	4.6 m
Internal Width	30 ft 5 in	9.3 m
Shop Depth	36 ft 1 in	11.0 m
Ground Floor Sales	1,080 sq ft	100.0 sq m
GF Ancillary	295 sq ft	27.4 sq m
Basement Area	186 sq ft	17.3 sq m

LEASE

A new full repairing and insuring lease is available for a term to be agreed by negotiation but to include 5 yearly upward only rent reviews at a commencing rental of **£25,000 per annum exclusive** of rates, service charge & VAT.

LEGAL COSTS

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

SUBJECT TO CONTRACT



RATES

We are informed by the Local Rating Authority that the property is assessed as follows:

Rateable Value	£27,588
UBR 2020/2021	£0.491

Interested parties should make their own enquiries to the local authority to verify the information.

EPC

The property has an energy efficiency rating of E112. A copy of the EPC is available upon request.

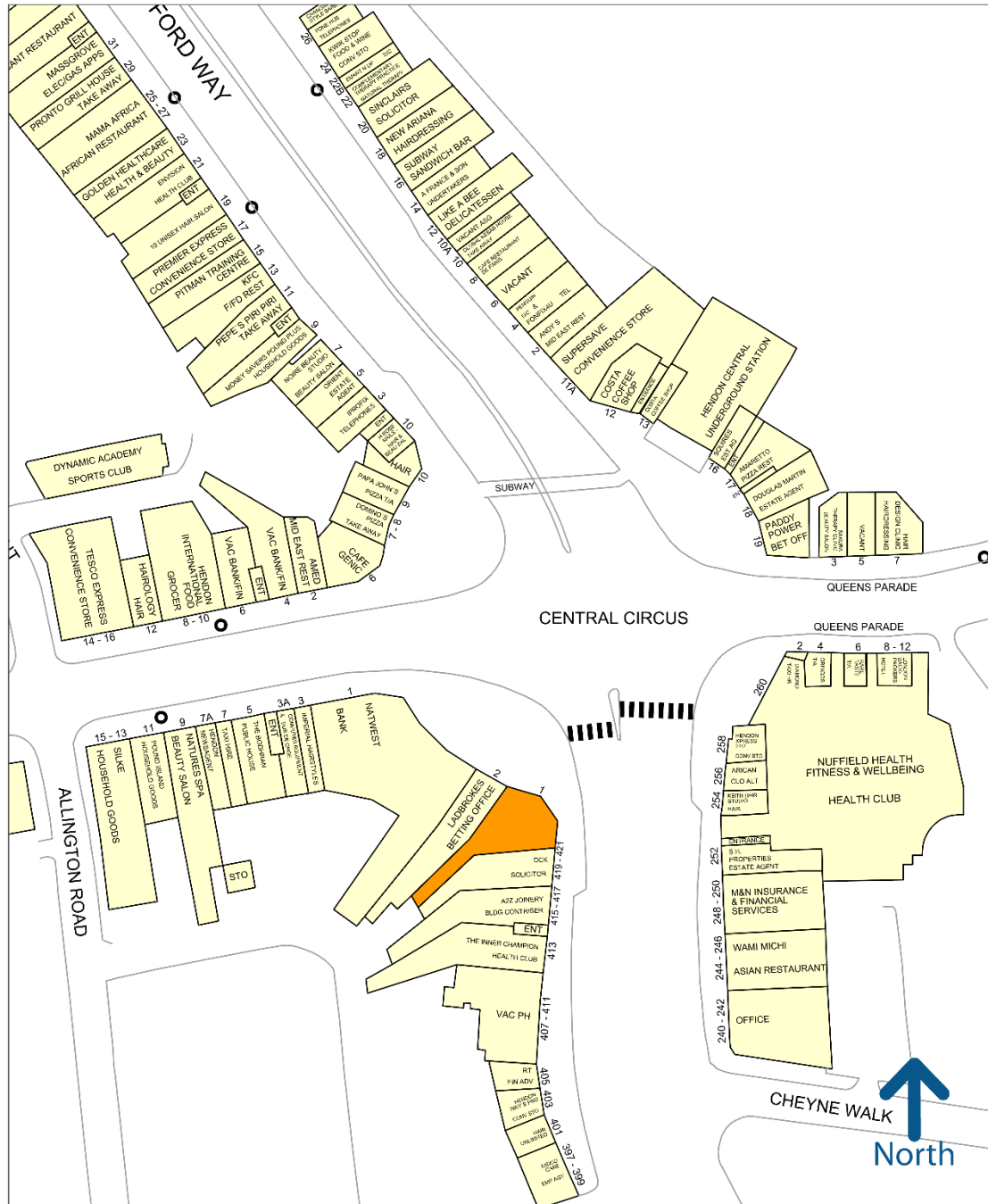
PLANNING

The property falls under Class E and may be used for A1, A2, A3, B1 and selected D1 and D2 Use Classes without planning consent.

VIEWING

For further information or arrangement to inspect, please contact:

Tim Hance
020 7908 7031
07979 805 580
tim@hrhretail.com



Experian Goad Plan Created: 25/01/2022
Created By: HRH Retail

Misrepresentation Act

Harmer Ray Hoffbrand LLP for themselves and for the vendors / lessors of the property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT rates and other outgoings.

Harmer Ray Hoffbrand LLP is a Limited Liability Partnership, registered in England and Wales, registered No. OC318359 at the address overleaf.