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ref: 1138

**\*INCENTIVES AVAILABLE\***  
**A1/A2/D1/D2 PREMISES**  
**DOUBLE SHOP UNIT**  
**TO LET/FREEHOLD POSSIBLE.**  
**Ideal Medical, Dental, Training, etc.**



**268/270, WATFORD WAY, HENDON, NW4 4UJ**  
**APPROX 1,800 SQ FT (167.22 SQ M)**

**Location:** Situated in a secondary parade fronting the (A41) Watford Way between Greyhound Hill and Hendale Avenue. The nearest station is Hendon Central (Northern Line).

**Description:** Comprising 2 intercommunicating shop units with A2 (office and financial services), which also currently has D1 and D2 use. The premises are currently arranged as offices, but could be arranged to accommodate a variety of uses.

To the rear of the premises are 4 parking spaces, plus there is pay and display parking in the adjacent roads.

**Features:**

- \* Air Conditioned
- \* Full Gas Central Heating
- \* Suspended Ceiling
- \* WC's and Kitchen



**Areas:** Approximately 1,800 sq ft (167.22 sq m)

**Terms:** Available on a new Full Repairing Lease at £30,000 pa.

**Business Rates:** London Borough of Barnet – Rateable Value £17,250. Rates payable for 2009-2010 approximately £8,366.25 pa. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Bernard Gordon & Co. cannot guarantee any figures.

**Legal Costs:** The purchaser/ingoining tenant to be responsible for the Landlord's reasonable legal costs.

**Reference Charge:** Bernard Gordon & Co. charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** By Appointment only  
**Via Bernard Gordon & Co.**  
**020 8099 3119**

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