

COMMERCIAL ESTATE AGENTS & VALUERS

**WELL LOCATED SHOP / SHOWROOM  
TO BE LET**

**260 WATFORD WAY, HENDON, LONDON NW4 4UJ**



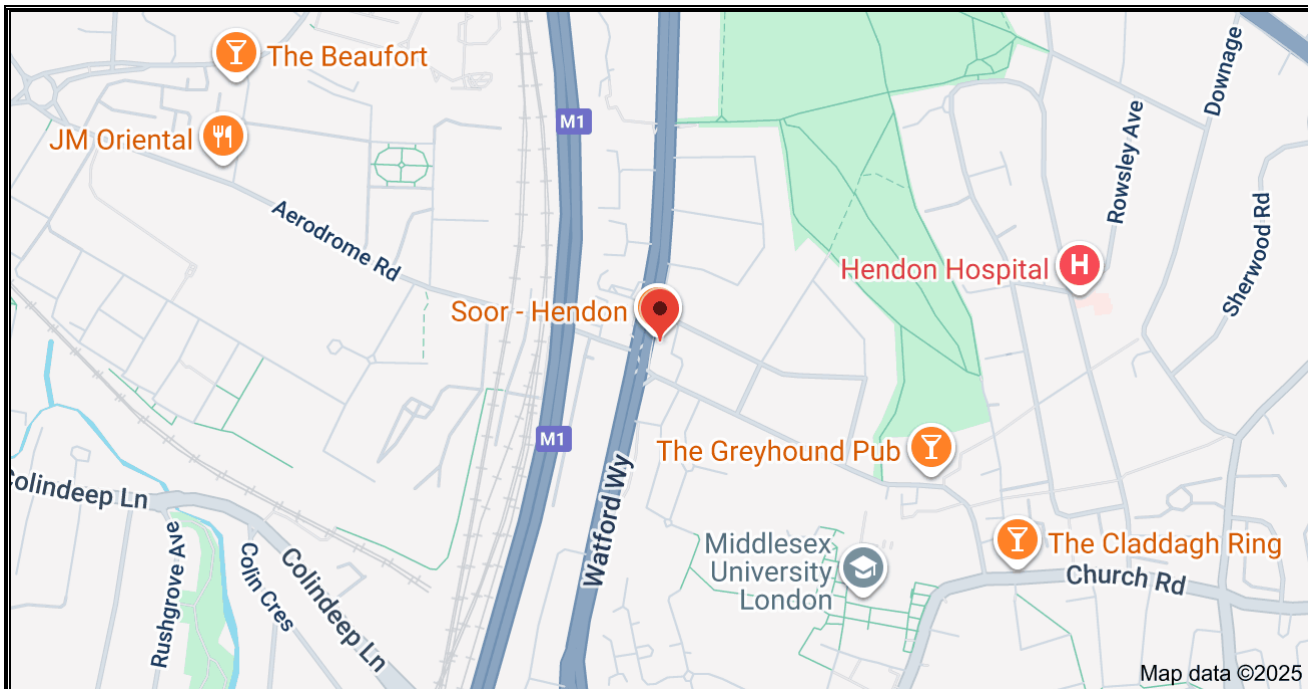
**LOCATION**

The premises are situated in a very prominent position close to the junction of the Watford Way (A41) and Greyhound Hill offering a high exposure to passing vehicles on this busy main road.

All Transactions are Subject to Contract

1 BEDFORD ROAD  
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**ACCOMMODATION** Comprises a ground floor lock up shop and mezzanine area, approached via a spiral staircase together with rear storage area. The premises affords the following approximate dimensions.

Gross frontage	19' 8
Internal width	19
Depth	33' 3
Shop area incl mezzanine	633 sq ft
Rear area	328 sq ft
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<b>Ground Floor Area</b>	<b>961 sq ft approx</b>

**LEASE** A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals if applicable.

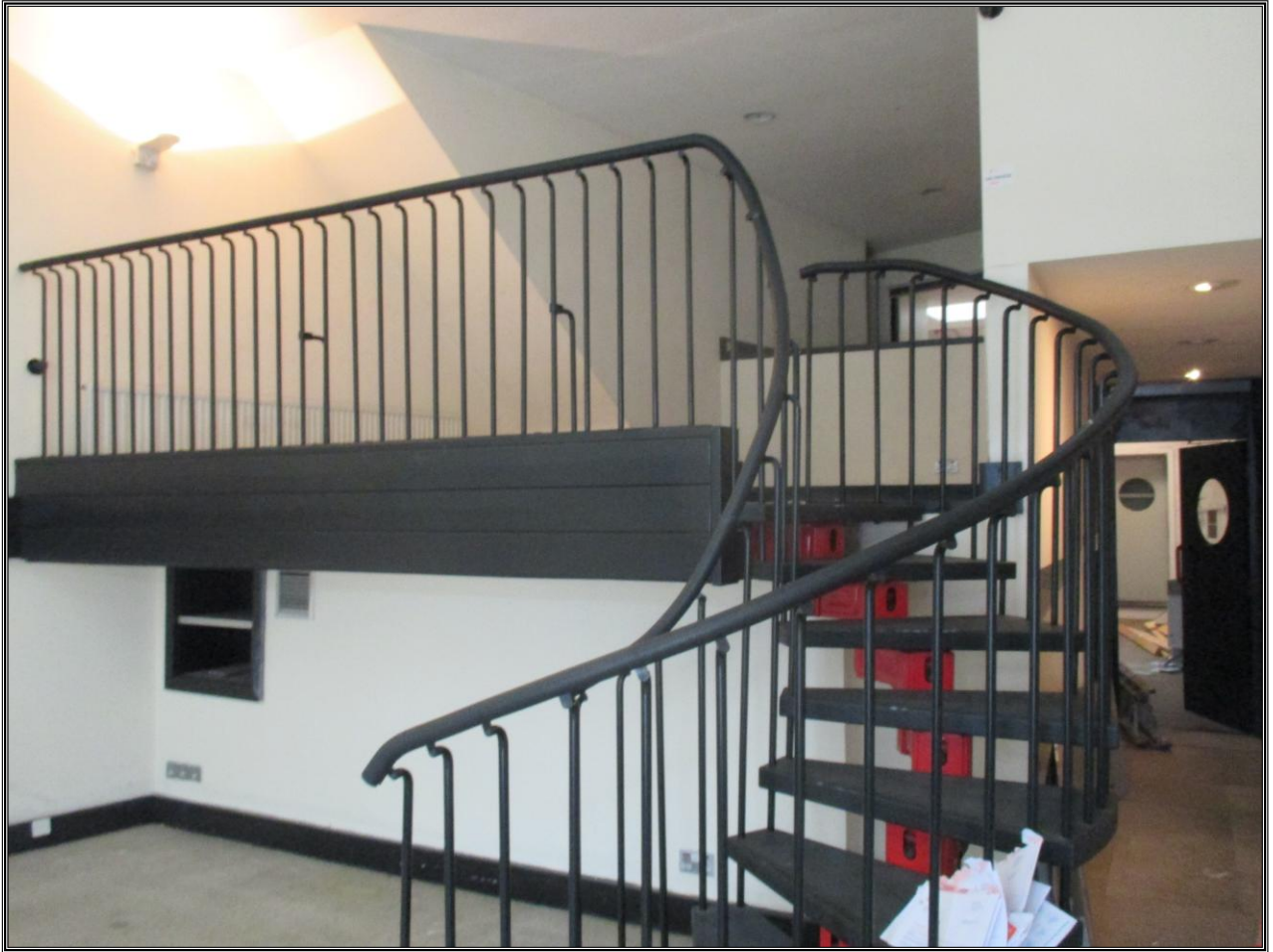
**RENT** £24,000 per annum exclusive.

**RATES** Obtained from the [www.voa.gov.uk](http://www.voa.gov.uk) website the rateable value for 2025/2026 is £12,750 and qualifies for Small Business Rates Relief with rates payable £1,590 per annum. Interested parties should confirm annual rates payable with the Rating Authority.

**EPC** C.

**LEGAL COSTS** Each party to be responsible for their own legal costs incurred.

**VIEWING** Strictly by appointment through sole agents as above.



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- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
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- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
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