



Unit N22 A&B, Brent Cross Shopping Centre, Brent Cross, London NW4 3FB



KEY FEATURES

- Brent Cross Shopping Centre
- Huge retail outlet in Hendon, NW London, just off the North Circular
- Zone 3 Northern Line (1/2 mile to Brent Cross underground)
- Detached Ground Floor Unit available To Let
- Ideally suited to a recognised national or regional brand
- **Passing Rent** - £75,000 pax plus turnover percentage
- **Rateable Value:** £10,000 & £29,500
- Offered by way of a lease assignment
- 703 sq ft open-plan retail space plus 416 sq ft bakery and prep kitchen plus 545 of ancillary space, totalling 1,664 sq ft / 154.5 sq m
- Triple-aspect glazed frontage of 7m81 width
- Air-conditioning, LED lighting, laminate flooring, security alarm and camera system, three phase electricity
- Versatile unit, may suit a similar business or pure retail use
- Pavement trading permitted
- Very well served by public transport
- Stand-alone unit to north-west of shopping centre near Sturgess Park



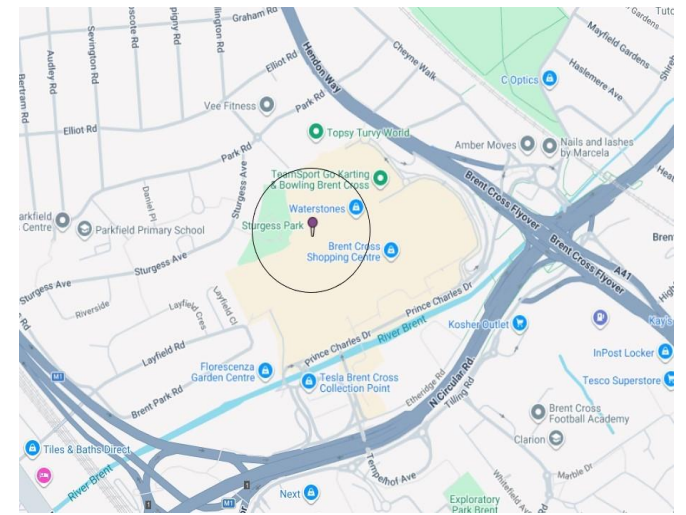
SITUATION

Brent Cross is an established retail and commercial location in North West London, centred around Brent Cross Shopping Centre. The area benefits from excellent road connectivity via the A41 and Junction 1 of the M1 motorway, providing direct access to Central London and the wider motorway network. Brent Cross Underground Station (Northern Line) is nearby, offering regular services to the West End and Central London. The area is currently undergoing significant regeneration through the Brent Cross Town development, which will deliver new residential, office, retail and leisure accommodation, further strengthening Brent Cross as a major commercial destination.

DESCRIPTION

The unit comprises a detached, purpose-built retail space found on the north-western corner of the shopping centre, outside the main building next to the Blue Car Park entrance and facing Sturgess Park.

It is presently configured as a light and airy open-plan coffee shop with serving counter and a high ceiling (4m35 height), along with an industrial-style spot lighting grid, triple aspect glazing, tables to front underneath a canopy, A/C unit, three phase electricity, rear access door, kitchen, stores, cloakroom/WC and ancillary space.



ACCOMMODATION

We have undertaken a measured survey which identified a total net internal area of 1,664 sq ft / 154.5 sq m.

TENURE

Available to let by way of an assignment of the existing 10-year lease, dated 11/10/21, at a passing rent of £75,000 pa (plus turnover percentage), exclusive of service charge, business rates, utilities, VAT and any other occupational costs, as appropriate. The lease includes a rent review in 2026 and a break option in October 2027 which is subject to a three-month rent equivalent penalty.

EPC RATING

We have identified two separate EPC assessments at this unit, both are which are rated D (91) and D (98) and valid until July 2026.

LEGAL COSTS AND VAT

Each party is expected to bear their own legal costs in this transaction. It is to be established if the unit is elected for VAT purposes.

RATEABLE VALUE

Online enquiry via www.voa.gov.uk indicates a rateable value of £10,000 and £20,500 attributable to this unit from 1st April 2026. According to the November 2025 Budget statement, eligible Retail, Hospitality & Leisure (RHL) businesses will benefit from additional relief. Please contact us to discuss this, or check this information directly with the relevant Local Authority.

VIEWINGS

All enquiries and appointments to view must be made via contacting the sole agents, through whom all negotiations will take place.

Please call Trinity Rose Commercial on 01962 888900 or email commercial@trinity-rose.co.uk.



COMPLIANCE

Under the Anti-Money Laundering (Amendment) Act 2017 we are obliged to verify the identity of a proposed tenant/purchaser prior to instructing solicitors. This is to help combat fraud and money laundering. A request will be sent once terms have been agreed. March 2026.

- Property Management
- Acquisition Surveys
- Schedules of Condition
- Dilapidations
- Rent Reviews
- IRV Assessments
- Planned Maintenance
- Development Monitoring
- Block Management