

# 185 West Hendon Broadway, Hendon Waterside NW9 7ES

Former Starbucks – To Let      1,740 sq ft      Class E Use



## LOCATION

Formerly occupied by **Starbucks** fronting onto West Hendon Broadway forming part of the major **Hendon Waterside** development which when completed will comprise around **2,200 new homes** over a 32 acre site.

Nearby occupiers include **Co-Op** and **Anytime Fitness** together with a selection of good quality cafes, restaurants and independent retailers. Approx 7-minute walk from **Hendon Train Station**.

## ACCOMMODATION

Most recently trading as Starbucks who had invested substantially in fitting out the space, which retains the benefit of their base fit-out including ceilings, lighting, air conditioning and WC's. (Counters and furniture removed)

See internal photos and floor plan overleaf

Approximate floor areas as follows:

Ground Floor	162 sq m	1,740 sq ft
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## TERM

A new lease available for a term to be agreed, subject to 5 yearly upward only rent reviews.

## RENT

**£37,500 pa exclusive.**

## RATES

VOA website lists the April 2026 Rateable Value as £44,000

NB – This is not the payable figure. Interested parties must make their own enquiries with the local authority to verify rates information and any discount.

## USE RESTRICTION

Hot-food Takeaway NOT permitted

## EPC

Rating A- valid till March 2034.

## VAT

All rents and prices are exclusive of any VAT that may be payable.

## CONTACT

For further information, plans or inspection please contact:

Mark Tindale

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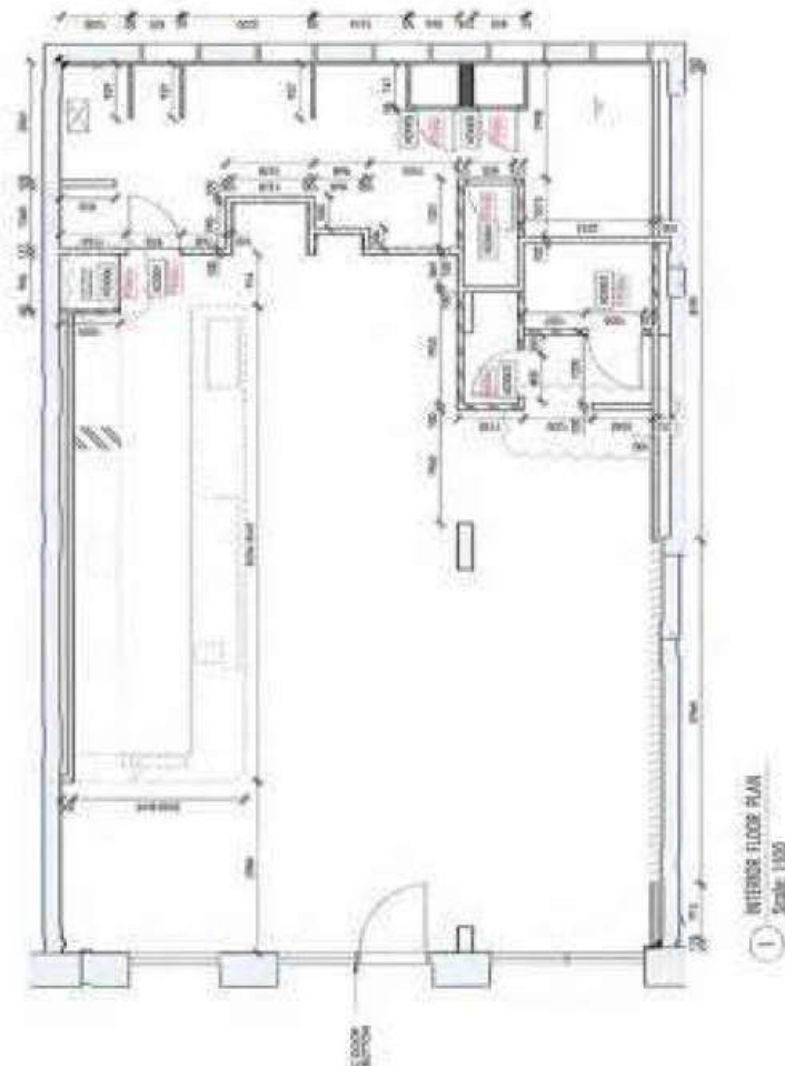
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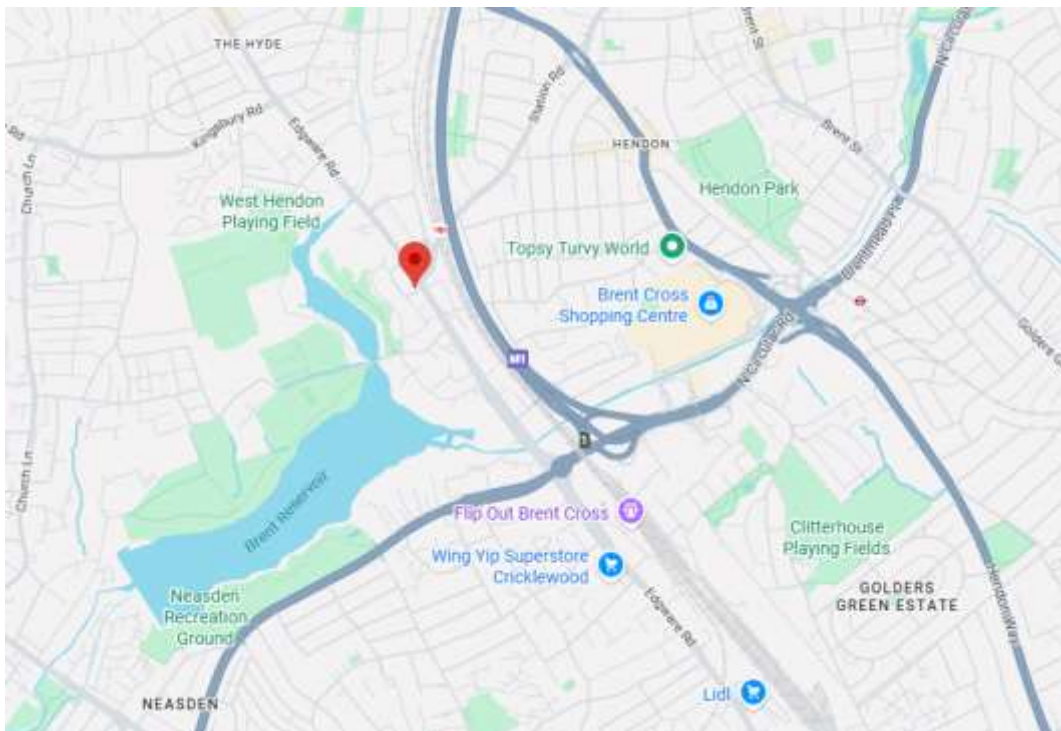
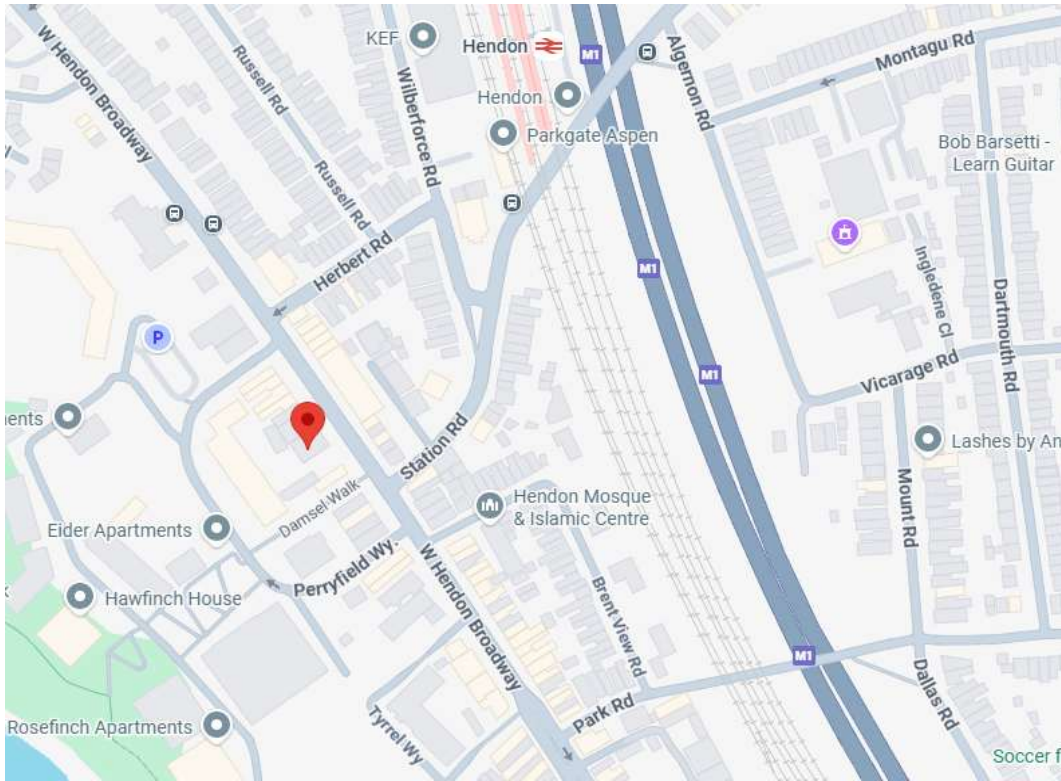


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