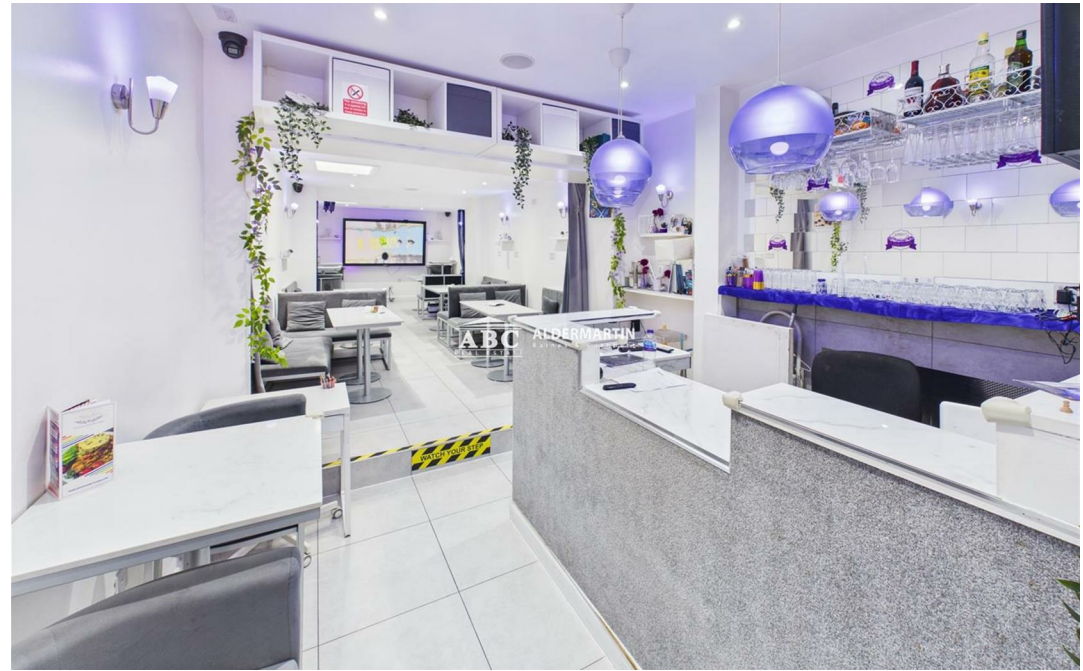
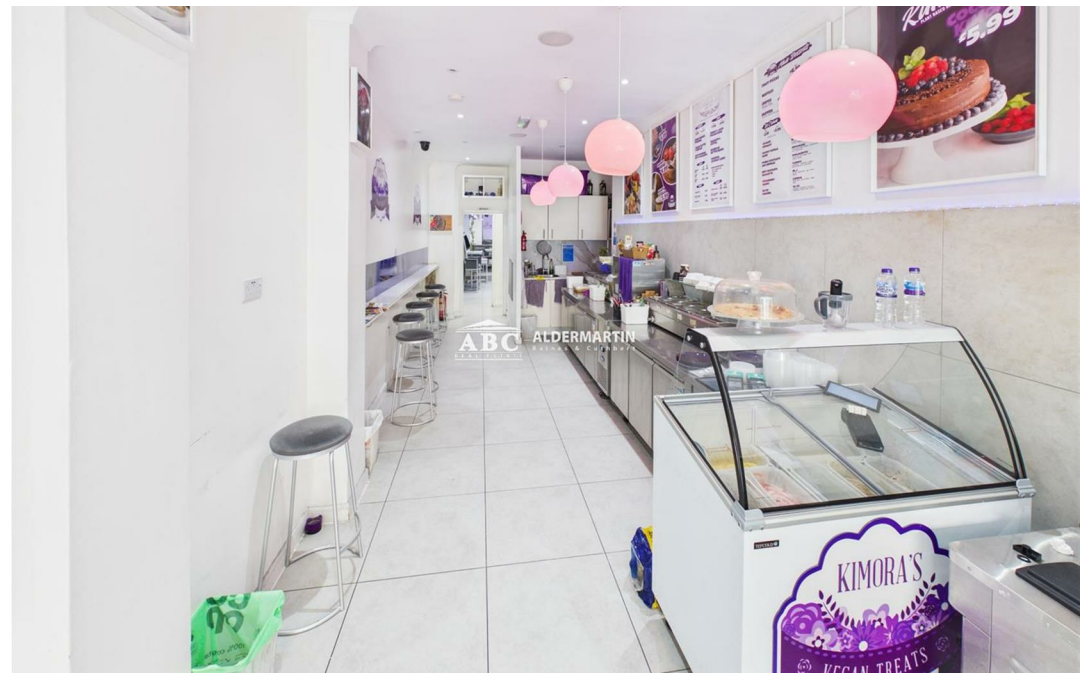


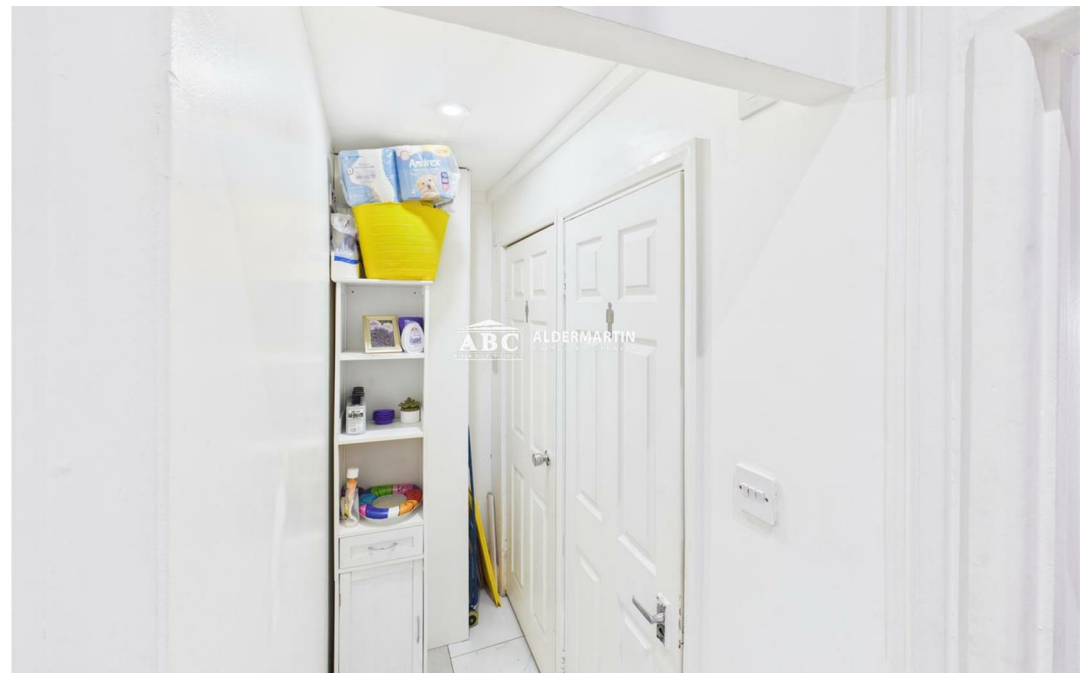


ABC
REAL ESTATE
ALDERMARTIN
Baines & Cuthbert

**Cricklewood Broadway, Cricklewood
NW2 3JX**

£13,200 P.A





- SHOP-FRONT
- SHORT WALK TO CRICKLEWOOD STATION
- 15 YEAR LEASE

- RENT : £1100 PCM
- CONSTANT FOOT TRAFFIC

- EXCELLENT LOCATION
- 797 SQUARE FEET

Situated on one of the busiest sections of Cricklewood Broadway, this highly prominent shop-front unit offers excellent visibility and strong passing footfall, making it an ideal opportunity for a variety of occupiers.

The property comprises approximately 730 sq ft of well-configured space, suitable for restaurant, takeaway, café, or retail use. The unit benefits from a wide frontage, providing strong branding potential and natural light throughout.

Located just a short walk from Cricklewood Train Station, the premises enjoys excellent transport links, along with close proximity to a range of established local operators, driving consistent day-to-day trade.

Further benefits include / storage & WC

Premium : £120,000
 Rent : £1,100 PCM
 Opportunity to take over an existing 15-year lease
OFFERS ENCOURAGED

ABC ALDERMARTIN

Approximate total area^m
1291 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

ABC Hendon - 0208 203 4567

