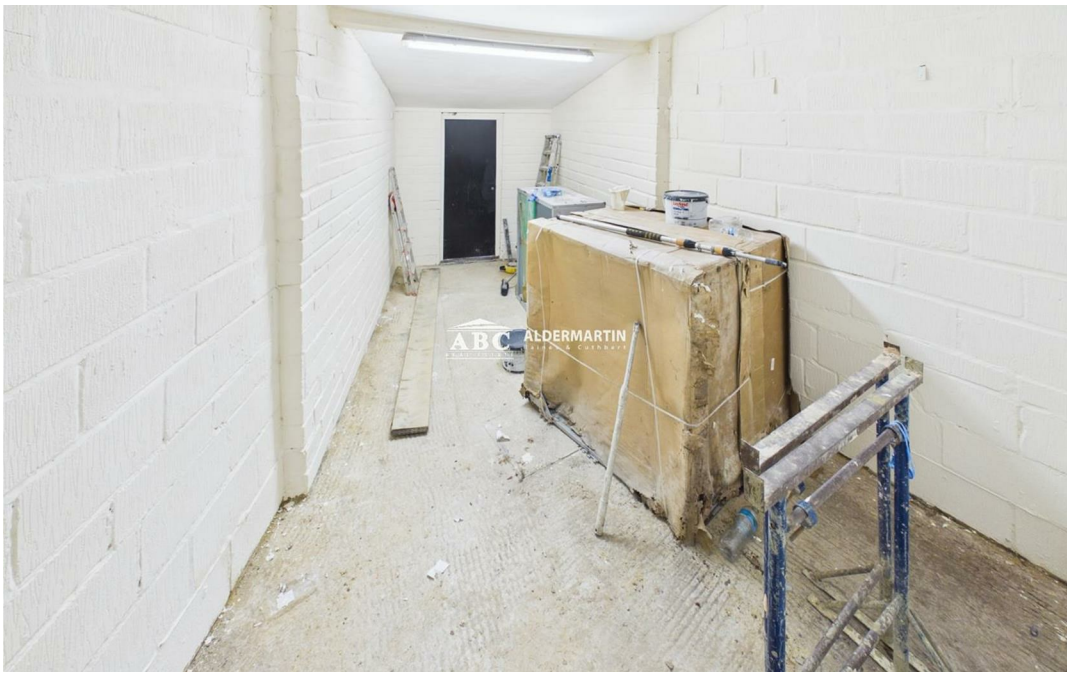
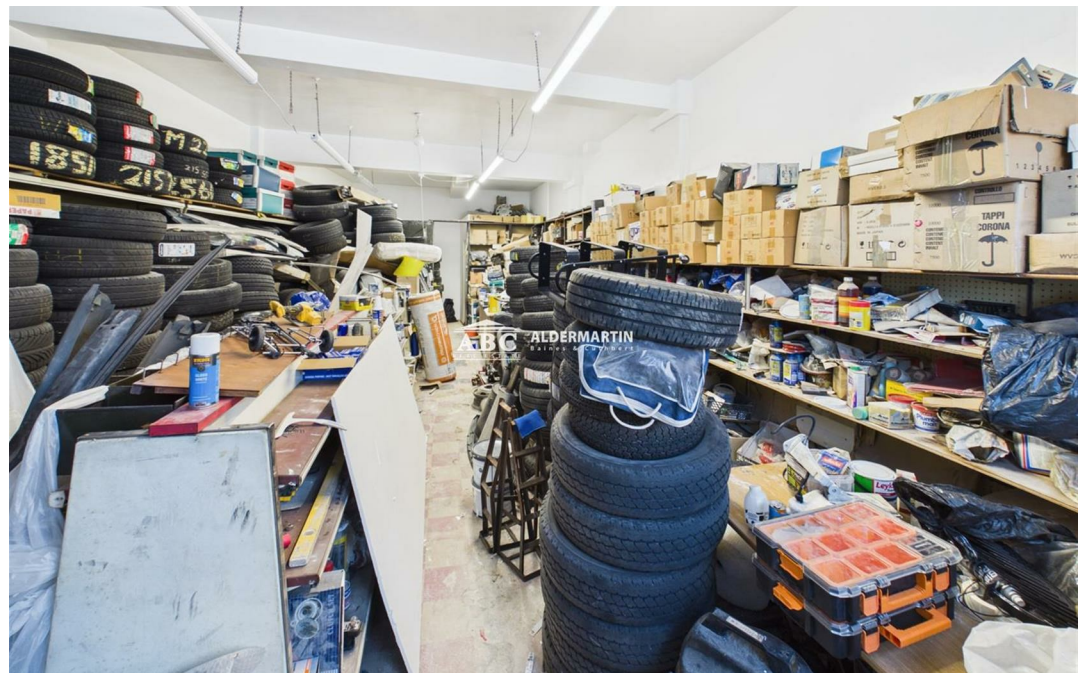




Watford Way, Mill Hill NW7 3JR

£25,000 Per Annum





- SHOP-FRONT
- PROXIMITY TO EDGWARE WAY & BARNET WAY
- FURTHER OFFICE / STORAGE SPACE TOWARDS THE REAR

- HIGH VISIBILITY COMMERCIAL LOCATION
- OPPORTUNITY TO TAKE OVER 10 YEAR LEASE
- NEAR LOCAL BUS ROUTES

- ON-STREET PARKING
- 985 SQUARE FEET

Aldermartin Baines & Cuthbert are delighted to present this spacious and prominently positioned ground-floor shop-front commercial premises, ideally situated on Watford Way at Apex Corner, close to Barnet Way, Edgware Way, and Marsh Lane.

Offering approximately 985 sq ft of versatile retail space in a highly visible location, this property presents an excellent opportunity for a wide range of businesses.

Benefiting from excellent levels of both pedestrian and passing vehicle traffic, the premises provide outstanding exposure and excellent trading potential.

Further benefits include accessible parking, a WC, additional rear storage/office space, and the opportunity to take over a 10-year lease.

Approximate total area^m
752 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.

Energy Efficiency Rating

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

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