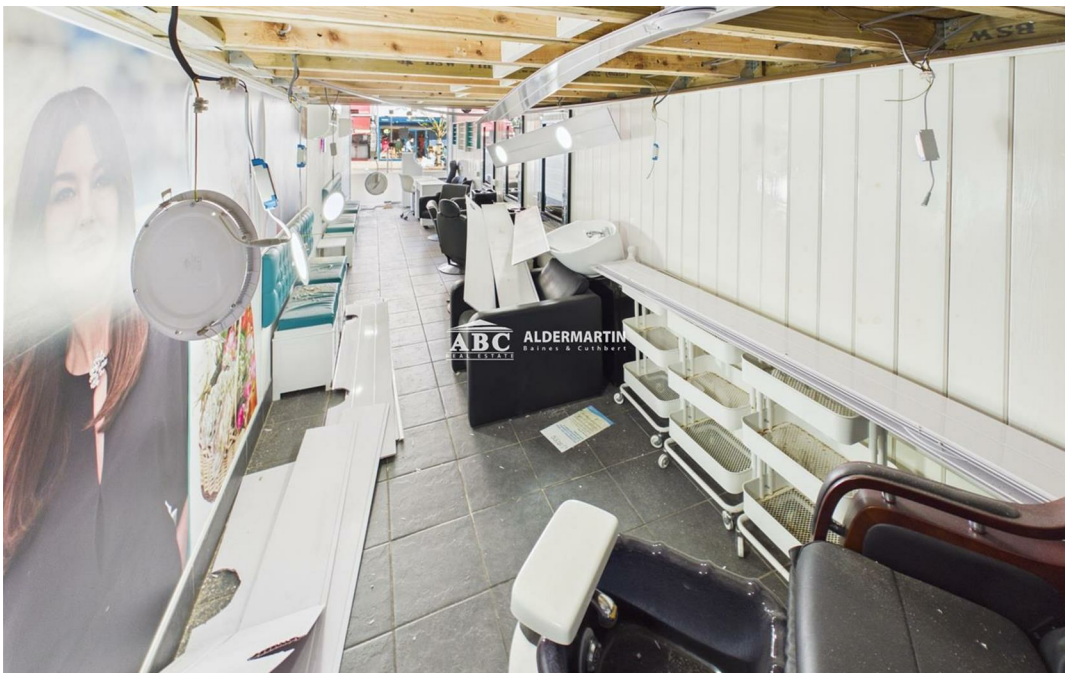




**Brent Street, London NW4 2EA**

**£1,583 Per  
Calendar Month**



- SHOP-FRONT
- OUTSIDE THE ACT
- 464 SQUARE FEET

- EXCELLENT LOCATION
- OPPORTUNITY FOR 5-7 YEAR LEASE.

- MINUTES AWAY TO HENDON CENTRAL STATION
- FIRST FLOOR SPACIOUS ROOM

ABC Estates are pleased to present this half-shop in a prime location on Brent Street NW4

Comprises 465 sq ft of commercial space, including an additional first-floor room and a small kitchenette area.

Further benefits include 1 parking space, 1 WC, shared kitchen area and excellent proximity to Hendon Central Station.

Opportunity to take over a 5-7 year lease OUTSIDE THE ACT.

£19,000 per annum

**Floor 0**

7'10" x 35'11" **ALDERMARTIN**  
ESTATES & COMMERCIAL

Hallway  
4'8" x 2'9"

Approximate total area<sup>(1)</sup>  
465 ft<sup>2</sup>

Reduced headroom  
13 ft<sup>2</sup>

**Floor 1**

Bedroom  
7'10" x 15'6"

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**ABC Hendon Sales**  
0208 203 4567

