



214 West Hendon Broadway

Hendon, London, NW9 7EE

**FULLY TENANTED MIXED-
USE SHOP AND UPPER
PARTS LOCATED ON A
BUSY HIGH STREET IN
BRENT, NW9.**

2,568 sq ft
(238.58 sq m)

- Mixed-Use Freehold
- c.2,568 sq ft approx.
- Prominent retail unit with vacant possession
- Large upper maisonette with roof terrace
- Potential for further re-development (stp)
- High level of pedestrian and vehicular traffic

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Summary

Available Size	2,568 sq ft
Price	£650,000
Business Rates	Upon Enquiry
EPC Rating	D (57)

Description

The subject property is in good order throughout; the ground and basement levels are occupied by Eat-On – a fish and chip restaurant – although delinquent where rent is concerned – represents the MR. The corresponding flat again is in good order, although presents an add value opportunity to split the living arrangements into separate dwellings. The second floor has a small, yet attractive terrace – a highly desirable feature following immediately from the kitchen space.

Location

The property is on a busy highway (A5) which scythes a convenient path from the M25/M1 to the Edgware Road, in turn providing quick and convenient access to the West-End. The A5 itself is a busy thoroughfare providing high level of vehicular and pedestrian traffic – boosted further by the high-level of residential development in the area. In terms of public transport, there are several bus routes and Overground services from Hendon Central – less than 5-minutes’ walk away.



Viewing & Further Information



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