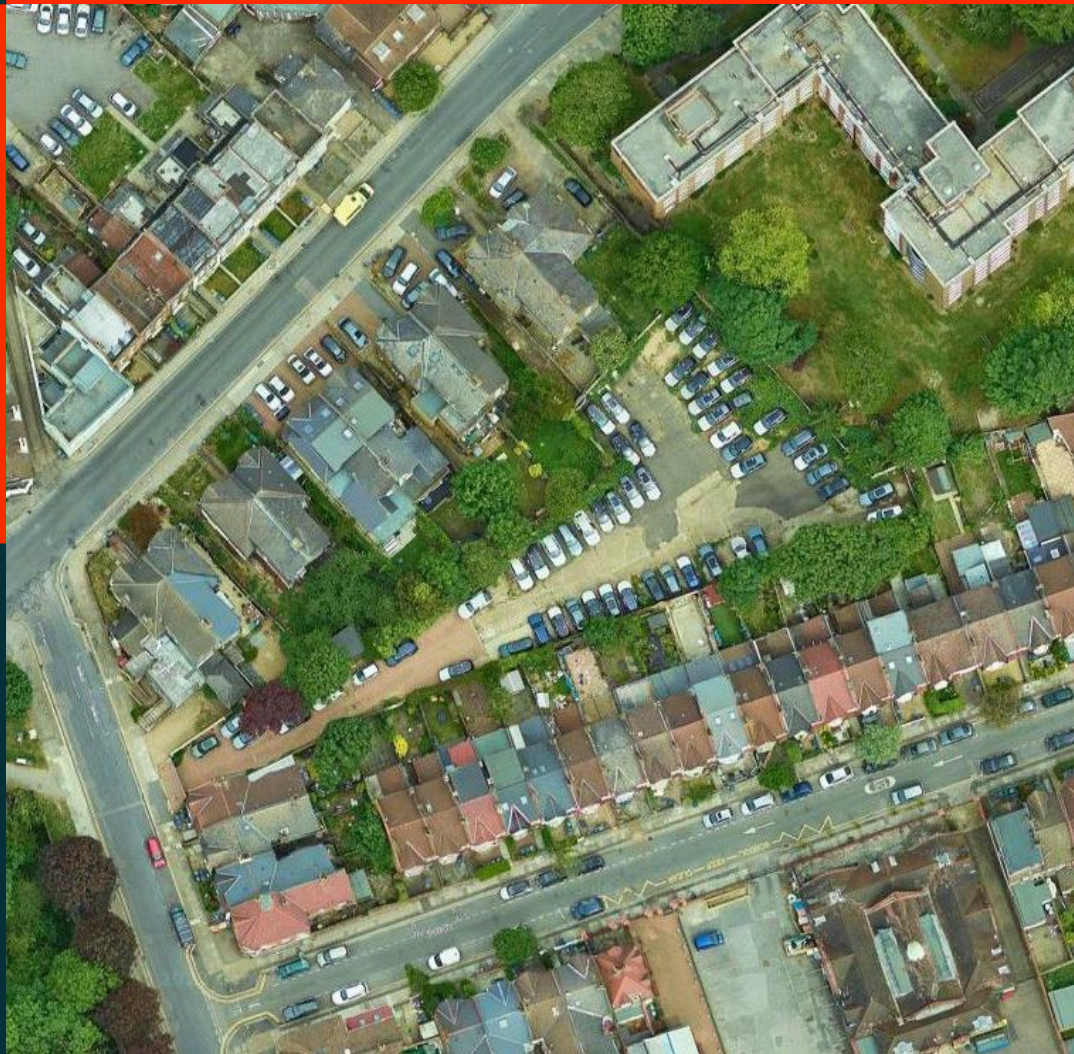


## TO LET Storage Yard

Algernon Road, Hendon  
London NW4 3SY



### Contact

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## Location

The property is located on Algernon Road close to the junction with A504 Station Road in the Hendon area of north London. The surrounding area is predominantly residential with an NHS Medical centre next door.

The site is within walking distance of Hendon Railway station and via Station Road has easy vehicular access to the A5, A406 and M1.

## Description

A secured irregular shaped site previously used for vehicle storage, the site has a main vehicular access from Algernon Road with a secondary access from Station Road.

The site is secured with metal gates to the front and surfaces are a mixture of brick pavior, concrete and tarmac and previously held circa 75-100 vehicles depending on layout.

## Tenure

Leasehold

## Terms

The property is offered on a new 5 year lease with a rolling landlord break after year 3. **Please note the freehold is not available.**

## Rating

We are advised that the Rateable Value for the property is £58,000 and the UBR for 2020/21 is 50.4p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Energy Performance

Energy Performance Asset Rating – N/A

## VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

## Viewing

Strictly by appointment with the agents

- Secure yard located within walking distance of Hendon Railway Station.
- Easy access to A406, A5 and M1
- Secure site for up to 100 cars
- Available by way of a new lease.

Total Site Area

0.17 hectares

**0.42** acres

Storage Land



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