

To Let

Storage Yard

Algernon Road, Hendon
London, NW4 3SY

Key information

- Secure yard located within walking distance of Hendon Railway Station
- Easy access to A406 , A5 and M1
- Available by way of a new lease
- 0.42 acre (0.17 hectare)

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.

Energy Performance

Energy Performance Asset Rating – N/A

Terms and Tenure

Leasehold

The property is offered on a new 5 year lease with a rolling landlord break after year 3 at a rent of £75,000. Please note the freehold is not available.

VAT

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

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.



Rating

We are advised that the Rateable Value for the property is £73,500 and the UBR for 2024/25 is 48p 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.



For further details contact:

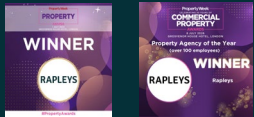
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