



### *Location*

Mill Hill is an affluent north London suburb located 10 miles north west of central London.

The Broadway represents the main retail pitch in the town and benefits from a diverse mix of national multiples (M&S Simply Food, Pizza Express and Costa Coffee) and well-presented independent traders.

The property is located in the prime section of the street immediately adjacent to Bluebelles of Portobello and Lia's Organics.

### *Accommodation*

Ground Floor	2,034 sq ft	189.03 sq m
<b>Total</b>	<b>2,034 sq ft</b>	<b>189.03 sq m</b>

### *Lease Term*

Available by way of a new FRI lease for a term to be agreed.

### *Rent*

£50,000 per annum exclusive.

### *Rates*

Rateable Value	To be Assessed
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Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

### *Planning*

The property currently benefits from A2 use but alternative uses may be considered, subject to planning.

### *Energy Performance Certificate*

Available upon request.

### *Costs*

Each party is responsible for their own legal costs incurred in the transaction.

### *Contact*

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