



UNIT B5, BRENT CROSS SHOPPING CENTRE, LONDON, NW4 3FQ

Vacant - Prime E-Class Corner with return frontage

Brent Cross footfall over 12.5m annually

2,553 sq ft – 237 sq m



**STEPHEN
KANE & COMPANY**
DELIVERING EXCELLENCE SINCE 1992

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LOCATION

The premises occupy a prominent corner location on the upper level within Brent Cross shopping centre adjacent to H Samuel and Hotel Chocolat and opposite Marks and Spencer. Retailers in close proximity include Boots, Russell & Bromley, Pandora, Vans, Clarks Apple and the new Reserved store. The centre is anchored at each end with John Lewis and Fenwicks.

TENURE

The premises are held on an effectively full repairing and insuring lease for a term of 10 years expiring 19 November 2027 being inside the Landlord and Tenant Act 1954 Part II.

N.B. A new lease may be available – further information on request.

INCENTIVES

Incentives available subject to covenant strength.

RENT

£650,000pax

ACCOMMODATION

The premises are arranged on one level affording the following approximate floor areas and dimensions:

Gross frontage	35' 3"	10.67m
Return frontage	17' 6"	5.33m
Sales	2,314 sq ft	214.97 sq m
Rear store	219 sq ft	20.34 sq m

RATES (2024/25)

Rateable value:	£238,000
Rates payable (UBR multiplier: £0.566):	£134,708

A business may be entitled to 75% off the chargeable amount, up to a figure of £110,000, from 1 April 2024 to 31 March 2025. All interested parties should verify the business rates with the relevant local authority.

EPC

An EPC will be made available upon request.

LEGAL COSTS

Each party to be responsible for its own legal and professional costs.

EPC

Available upon request.

VAT

VAT will be charged at the appropriate rate, if applicable

VIEWING

By appointment with sole agents Stephen Kane & Company.

Tel: 0207 224 0101 | www.stephenkane.co.uk

CONTACT

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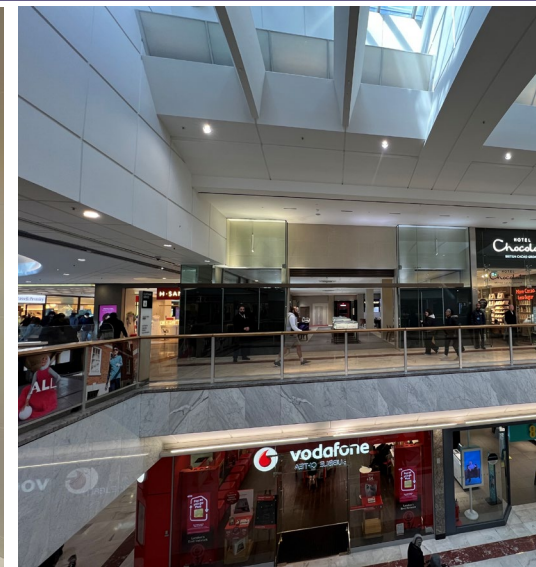
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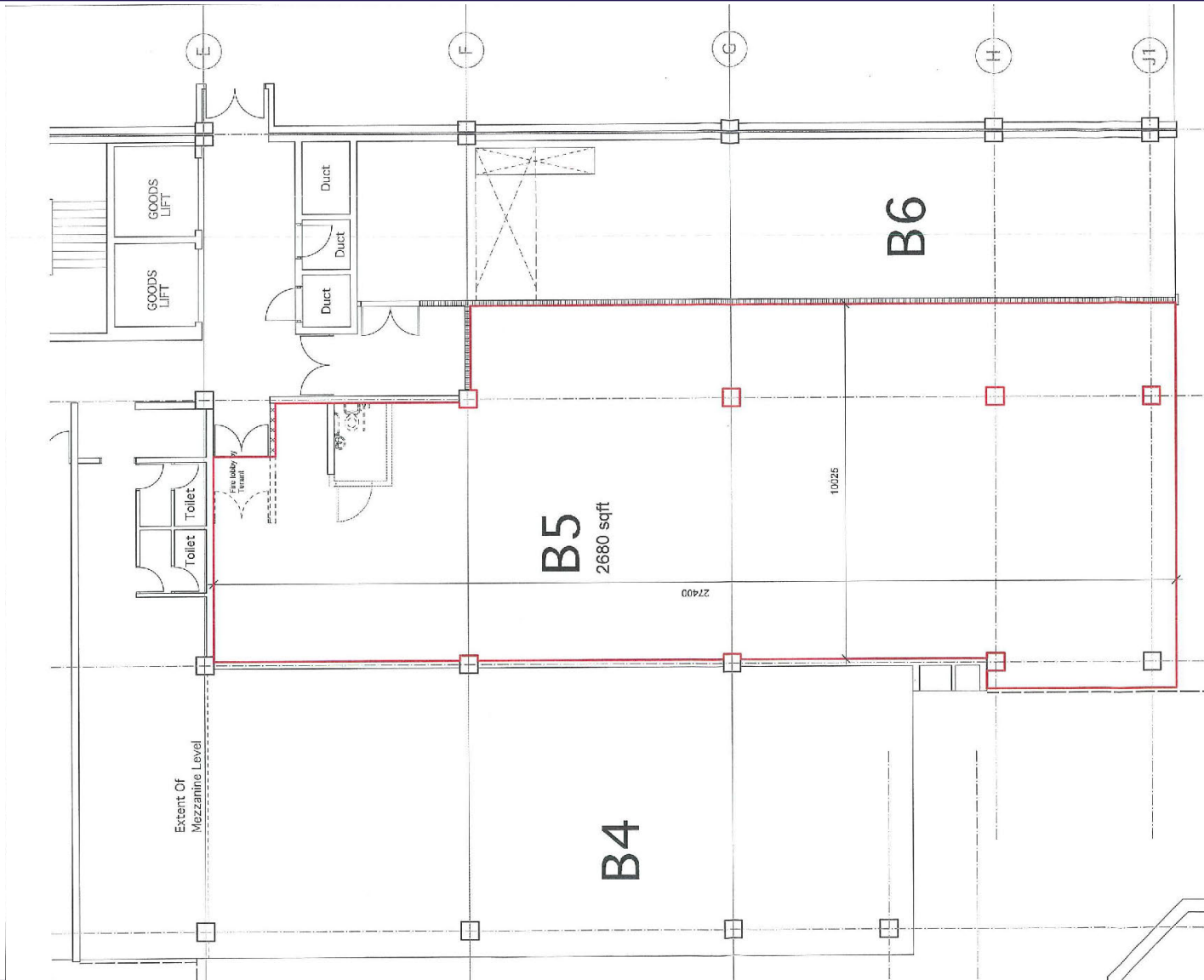
AML

Under new Anti-Money Laundering legislations Stephen Kane & Company are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.

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