





Watford Way, Mill Hill NW7 £33,000 Per Annum Subject to contract

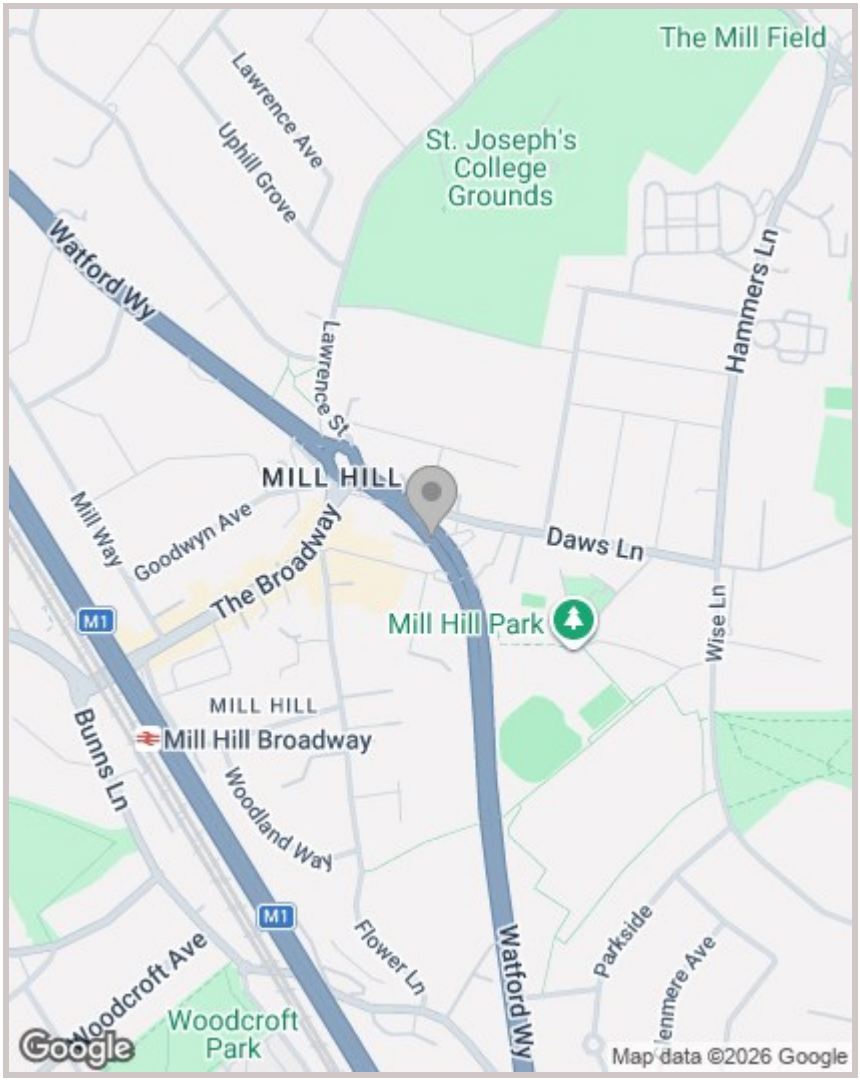
A substantial and highly prominent ground floor retail unit extending to approximately 1,377 sq ft (127 sq m), situated within a busy and well-established retail parade on the sought-after Watford Way in Mill Hill.

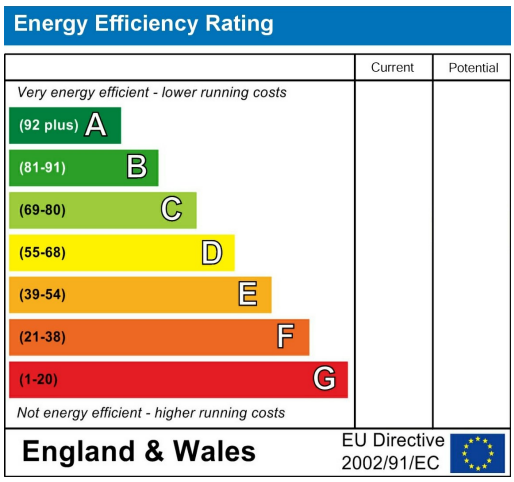
The property benefits from an attractive and highly visible glazed frontage of approximately 11.6 ft, providing excellent exposure to both pedestrian and vehicular traffic. The accommodation offers a spacious open-plan retail area, leading through to a rear office/storage section, with the added advantage of separate rear access for deliveries and staff use.

Property Overview

The property occupies a prime position on Watford Way (A1), one of Mill Hill's principal arterial routes, benefiting from substantial passing traffic and excellent connectivity. The surrounding area comprises a strong mix of local retailers, cafés, professional services and residential developments, generating consistent customer activity throughout the day. Excellent transport links are available via Mill Hill Broadway, with convenient access to the North Circular Road, M1 motorway and central London.

- Ground Floor Retail Unit
- Approx. 1,377 sq ft (127 sq m)
- Prominent glazed frontage with excellent visibility
- Busy and established Mill Hill retail parade
- Open-plan retail space with rear office/storage
- Separate rear access
- On-street customer parking immediately outside
- High levels of passing traffic and footfall
- Suitable for a variety of uses (subject to consent)
- Share of Building Insurance only





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