

Retail / Industrial / Development Site
Freehold - For Sale

131 Brent Street and 2-4 Bampton Grove
Hendon, London NW4



Retail unit

Prime North West London Opportunity

Retail unit guide price **£800,000**

Circa 1,900 sqft / 175 sqm on one level

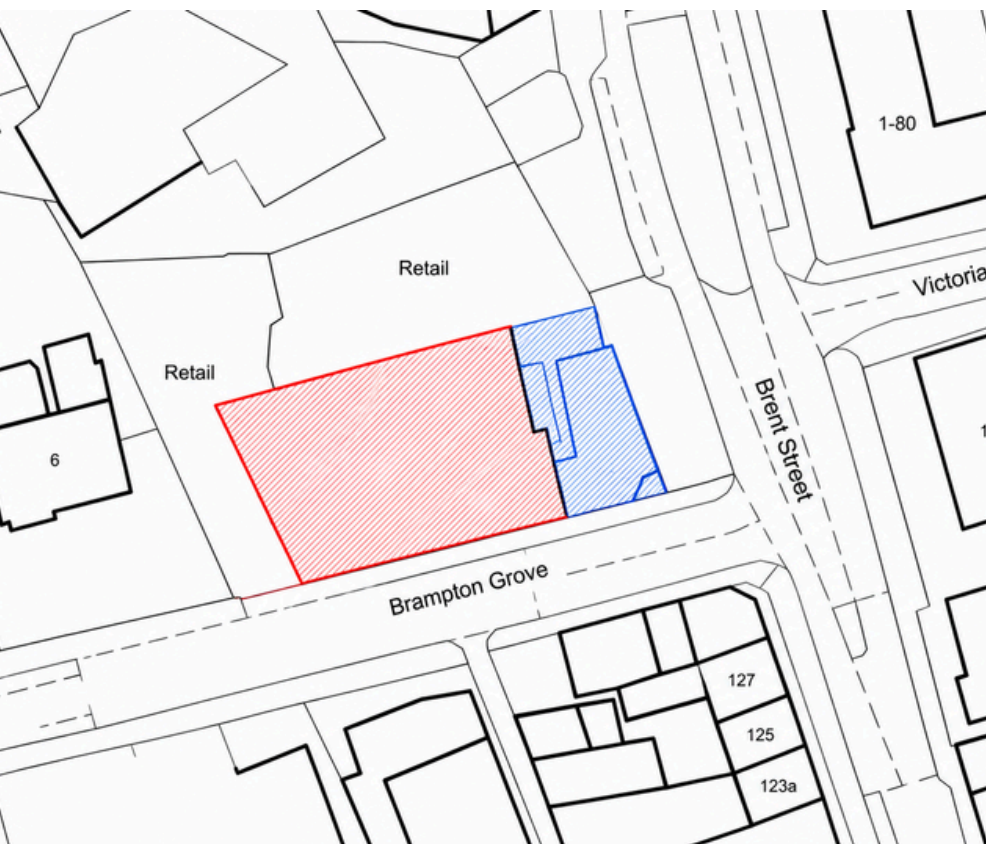
Rear industrial unit guide price **£2,900,000**

Circa 12,350 sqft / 1,145 sqm on three levels

A combination of two adjacent freehold buildings for sale, offered either as a combined sale or individually.

The **front retail** unit comprises a retail shop prominently located on the corner of Brent Street and Brampton Grove with return frontage that used to trade as a Post Office and has scope to expand STPP.

The **rear industrial unit** is located on Brampton Grove and was previously a sorting office. It includes a large open-plan, multifunctional basement with vast scope to redevelop STPP.



Description

The combined site measures 0.25 acres (0.10 hectares).

The rear industrial / warehouse building comprises a rectangular two-story building. The site covers 0.19 acres (0.08 hectares). There is a large basement which provides an open plan multifunctional space. At Circa 12,350 sqft / 1,145 sqm this equates to a low asking price of below £250 per sqft.

The front self-contained retail unit comprises of circa 1,900 sqft / 175 sqm on one level, and its location offers prime retail return frontage.

Planning has been granted for redevelopment of the combined site as a community centre. However, the site lends itself favourably to redevelopment opportunities (STPP).

The property has an EPC rating of D. A copy of the EPC is available in the Dataroom.

The property falls within the jurisdiction of the London Borough of Barnet.

The property is not statutorily or locally listed and is not located within a Conservation Area.







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Rear industrial unit



Location

The site occupies a prominent corner position at the junction of Brampton Grove and Brent Street, in the heart of Hendon, North West London. Hendon is a well-established and popular residential area within the London Borough of Barnet.

Brampton Grove is predominantly residential in character, comprising mainly substantial two- and three-storey detached houses. Directly opposite the site is the Hendon Salvation Army Church and Community Hub.

Brent Street is a busy and established local high street providing a range of retail, commercial, leisure and residential uses. It connects with Parson Street to the north and extends south towards the North Circular Road and Golders Green Road, providing convenient access towards Brent Cross and Golders Green.

The northern section of Brent Street is characterised by a mix of office and residential buildings with active retail uses at ground-floor level. Further south, the street comprises a broader mix of retail and leisure premises at ground level, with residential accommodation above.

Immediately to the rear and west of the site is a vacant development plot, which is currently in use as a private car park.

Transport

The site benefits from good public transport connections and is located approximately 0.6 miles from Hendon Central Underground Station, around a 10-minute walk away. The station is served by the Northern Line, providing direct access into central London, with journey times of approximately 17 minutes to Euston and under 30 minutes to Bank.

Hendon Thameslink Station is located approximately 1 mile to the south-west of the site and provides convenient rail connections into the City and other parts of London, with journey times of around 25 minutes.

The site also benefits from good road and bus connections. The North Circular Road is within easy reach, providing onward access to the M1 and the wider strategic road network.

The site has a Public Transport Accessibility Level (PTAL) rating of 3, reflecting a moderate level of access to public transport services.

Further Details

Terms

The Freehold interest in the site is offered for sale, by informal tender.

Scan for access to dataroom



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