

FOR SALE / TO LET LARGE RETAIL UNIT



HIGH STREET, BARNET, HERTS 1,276 SQ FT (118.54 SQ M)

Location: Situated in Barnet High Street close to the junction with Park Road and virtually opposite Fitzjohns Avenue. High Barnet Underground Station is a short walk away.

Description: Comprising two shops which have been knocked through to form one large shop. One shop is deeper than the other and also includes a basement. The upper part comprises a one bedroom self-contained flat & two bedroom flat. There is parking to the rear for 4-5 vehicles. The premises will have vacant possession upon completion.

The 1 bedroom flat is generating a rental £650-£700 per calendar month.

The 2 bedroom flat is generating a rental of £900 per calendar month.

Areas:

Shop 1	40 ft 6 in x 13 ft 4 in
Ancillary	18 ft 2 in x 15 ft 9 in
Shop 2	10 ft 11 in x 43 ft 8 in
Total Area	1,276.23 sq ft

First Floor 1 bedroom flat and 2 bedroom flat

Terms:

Option 1: Retail unit available on a new Lease
@ £25,000 per annum.

Option 2: Freehold is available including the retail unit
and the flats above in excess of £675,000.

Business Rates:

London Borough of Barnet £8,118.00 per annum payable
2006/07. Interested parties are advised to make their own
enquiries via the Local Authority or the Valuation Office
www.voa.gov.uk. Claridges cannot guarantee any figures.

Viewing:

Via Sole Agent Claridges Commercial – 0845 205 0007