

## SHOP TO LET



## OAKLEIGH ROAD SOUTH, LONDON N11 360 SQ FT (38.80 SQ M)

- Location:** Situated in Oakleigh Road South close to the junction with Friern Barnet Road and Waterfall Road. The nearest Underground Station is Arnos Grove, which is a short walk away.
- Description:** Comprising a lock up shop with roller shutters and suitable for a variety of trades, subject to the necessary consents.
- Areas:** 9.7 m deep  
4.0 m wide  
Total Area 38.80 sq m (360 sq ft)
- Lease:** Available on a new Lease at £12,000 pa.

**Business Rates:** London Borough of Barnet - TBC. Interested parties should make their own enquires via the Local Authority or Valuation Office [www.voa.gov.uk](http://www.voa.gov.uk). Claridges cannot guarantee any figures.

**Reference Charge:** Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

**Viewing:** **By Appointment only**  
**Via Claridges Commercial – 0845 205 0007**