

## VIRTUAL FREEHOLD OFFICES FOR SALE/TO LET



### HIGH STREET, BARNET EN5 1570 SQ FT (145.85 SQ M)

**Location:**

Situated on High Street, Barnet at the junction with St Albans Road (A1081). Access to the premises is via Chipping Close. Barnet boasts a full range of retail shops, restaurants and banks. The M25 Motorway is within easy reach (Junction 23).

**Description:**

Comprising a newly refurbished office arranged over ground floor and lower ground floor. Both areas are open plan with some natural light on the lower ground floor. Complete with air conditioning and heating, kitchenette and disabled WC at ground floor level. There is parking for one vehicle. (Please note that the premises may suit D1 use subject to planning approval).

**Areas:**

Ground floor	560 sq ft
Lower ground floor	1010 sq ft
Total area	1570 sq ft (145.85 sq m)
Parking for one car	



**Lease:**

**Option 1**

Available on a new 999 year Lease at £200,000 with a ground rent of £300 pa.

**Option 2**

Available to rent on a new FRI Lease for a term to be agreed at £12 per square foot (£18,840 pa).

**Business Rates:**

London Borough of Barnet. Rateable Value £11,000. Rates Payable approximately £4,554 pa. 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**