

A1/A2 SHOP & UPPER PART TO LET



HIGH STREET, BARNET, HERTS EN5 833 SQ FT (77.38 SQ M)

Location: Situated in Barnet High Street opposite St Albans Road and close to the Spires Shopping Centre.

Description: Comprising a refurbished shop unit with first floor office recently used as an Estate Agency, but suitable for a variety of retail or A2 uses. The premises benefit from air conditioning and heating, ceramic tiled flooring at ground floor level and carpet at first floor. Cat 5 cabling and a telephone system is also installed. Plumbing has also been installed so that the property could be used as a hairdressers/beauty business.

Areas:

Ground Floor
9'8" W x 37'7" D
Rear office plus kitchen and WC - 13'9" x 10'

First Floor
9'8" W x 33'2" D
Roof terrace (unmeasured)

Terms: Available on a new Full Repairing and Insuring Lease for a term to agreed at £21,000 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. 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: **Strictly by appointment only**
Via Claridges Commercial – 0845 205 0007