

COMMERCIAL ESTATE AGENTS & VALUERS

WELL LOCATED RESTAURANT / SHOP

TO LET

60 HIGH STREET, BARNET, HERTS EN5 5SJ



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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



LOCATION

The shop is situated on the busy High Street (A1000) close to the junction with Park Road. Nearby multiples include Tesco Express, Paddy Power and Domino Pizza.

High Barnet Underground Station (Northern Line) & The Spires Shopping centre are both within easy reach. Barnet & Southgate College is situated directly opposite.

ACCOMMODATION

Comprises a former restaurant arranged on ground and lower ground floors. The premises benefits from electric shutters, tiled floor, kitchen, male & female toilets and 1 car space in the adjoining rear car park. The shop affords the following approximate floor areas:

Ground floor	727 sq ft
Lower ground floor	<u>713 sq ft</u>
Total	1,440 sq ft approx

LEASE

A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals.

RENT

£29,500 per annum exclusive.

RATES

Obtained from the www.voa.gov.uk website the rateable value is £19,000 and the rates payable for 2025/26 are £9,481 per annum Retail, hospitality and leisure uses currently are legible for rates relief of 40%. Interested parties should confirm annual rates payable with the Rating Authority.

EPC

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LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

Strictly by appointment through sole agents as above.



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- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
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