

COMMERCIAL ESTATE AGENTS & VALUERS

**PRIME GROUND FLOOR CLASS E UNIT WITHIN NEW DEVELOPMENT**

**6,060 SQ FT APPROX – WILL DIVIDE**

**VIRTUAL FREEHOLD FOR SALE OR TO BE LET**

**1308 – 1312 HIGH ROAD, WHETSTONE, LONDON N20 9HU**



**LOCATION**

Whetstone & Totteridge is a popular and affluent residential area with strong demographics and a socio – economic profile above average for both Barnet & London.

The premises are located within Totteridge & Whetstone Town Centre close to the junction with Athenaeum Road and directly opposite Waitrose Supermarket. Other nearby multiples include Asda Local, Marks & Spencer, Boots the Chemist, Subway, Ladbrokes, Post Office and Costa Coffee.

All Transactions are Subject to Contract

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**ACCOMODATION**

Comprises a ground floor shop and Class E unit within this mixed-use development. The premises is being left in shell and core ready for a purchaser / tenant to fit out, benefiting from a 60' Frontage, and affords the following approximate

**FLOOR AREA: 6,060 SQ FT.**

Consideration would be given to divide into two units of 3,610 sq ft & 2,333 sq ft approx.

**TENURE**

A new 999 year lease to be granted subject to peppercorn rent.

**PRICE**

£2,650,000 for the benefit of the long leasehold interest together with full vacant possession.

Alternatively

**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 if applicable.

**RENT**

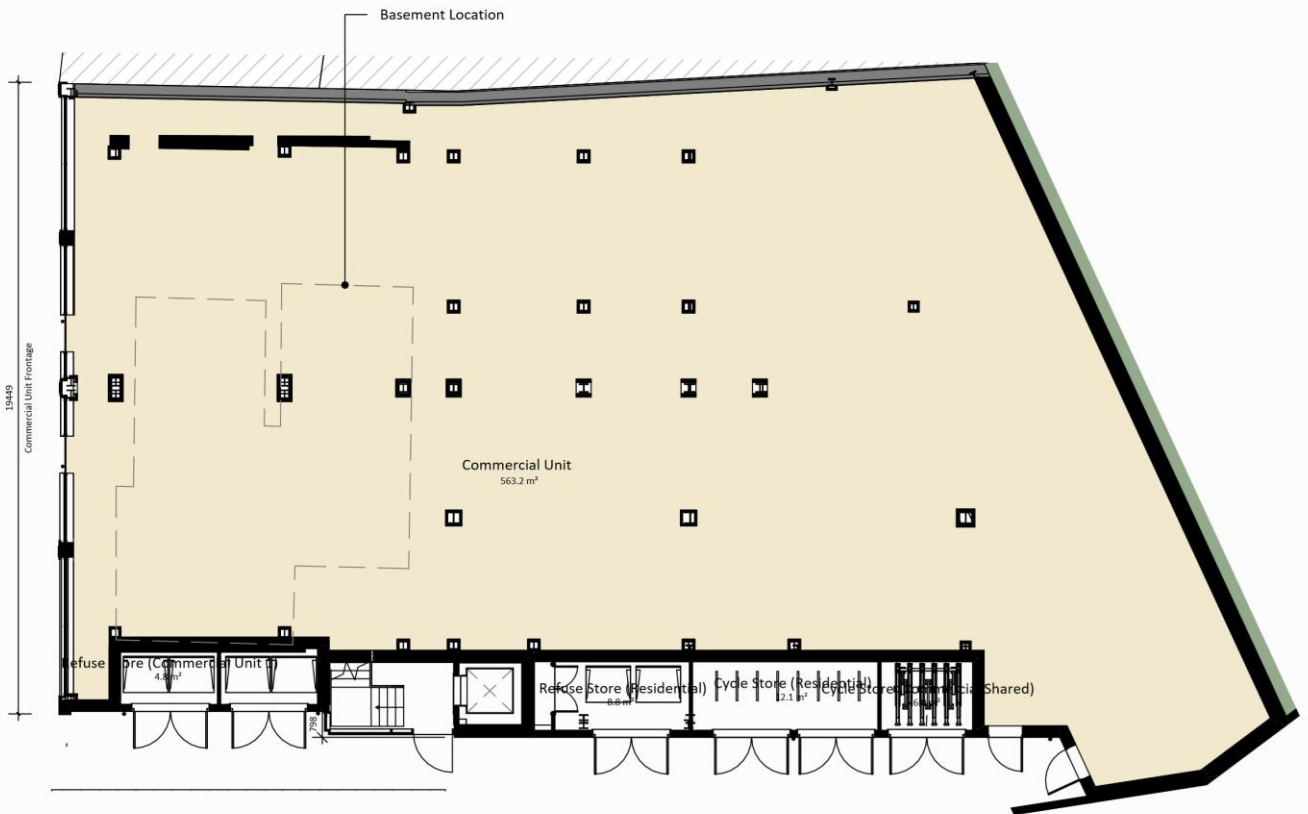
6,060 sq ft: £180,000 per annum exclusive.  
 3,610 sq ft: £120,000 per annum exclusive.  
 2,333 sq ft: £80,000 per annum exclusive.

<b>RATES</b>	To be assessed.
<b>EPC</b>	Awaiting
<b>LEGAL COSTS</b>	Each party to be responsible for their own costs incurred.
<b>VIEWING</b>	Strictly by appointment through sole agents as above

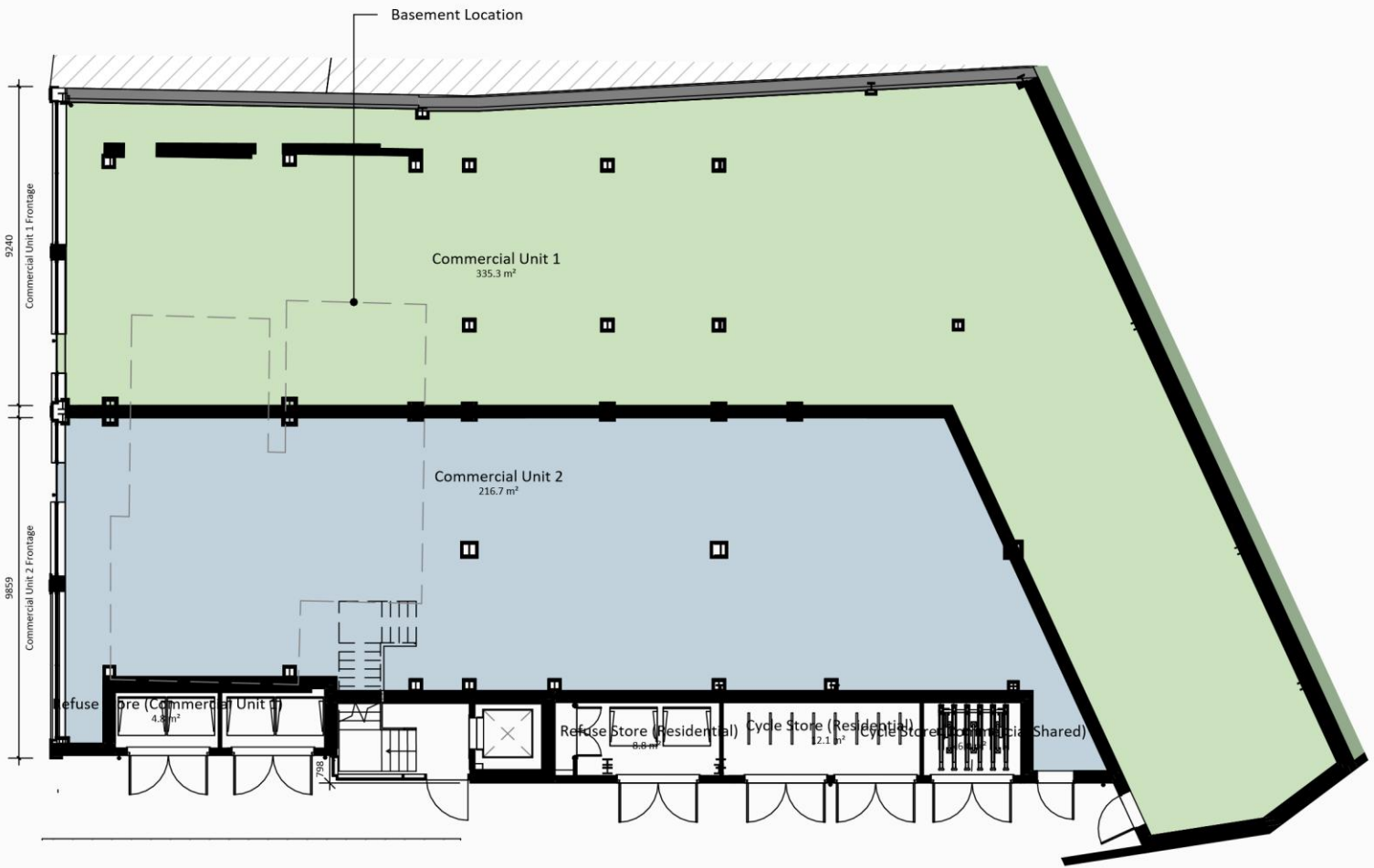




3 Commercial Unit - Street Elevation  
1 : 200



1 Commercial Unit - Plan  
1 : 200



① Commercial Units - Plan  
1 : 200



③ Commercial Units - Street Elevation  
1 : 200

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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;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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