

**27 Queens Parade
Friern Barnet
London
N11 3DA**

Shops To Let
80.72 sq m (869 sq ft)



- **Large Yard**
- **8.40 m Frontage**
- **Possible Extension**





LOCATION

The property is located on Friern Barnet Road (A1003), in the suburban centre of Friern Barnet. Local shops include a Tesco Express and independent traders including a hairdresser, cafes and restaurants.

Transport links include the North Circular (A406) less than 2 km away, as well as local bus routes to the surrounding areas, and New Southgate (Great Northern) station.

DESCRIPTION

This two storey mid-terraced property provides two half-shop units that have previously been used as a florist and take-away. The units may be combined to create a single retail unit.

The property has a large rear yard (1,661 sq ft) / car park for 8-10 vehicles. This provides potential for an extension (@1,000 sq ft), subject to planning.

ACCOMMODATION

FLOOR (NIA)	SQ M	SQ FT
Shop 27	40.50	436
Shop 27b	36.18	390
Gross Ground Floor Area	80.72	869

**Net Frontage of Retail units – 8.40m*

TENURE

A new full repairing lease is available at a rental of £21,500pax.

AMENITIES

Mains water and electricity are believed to be connected to the subject property. NB: None of the services have been tested and it is the responsibility of the proposed purchaser to satisfy themselves as to their operation/condition.

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy performance ratings:

27 – E “108”. 27b – D “90”

RATEABLE VALUE

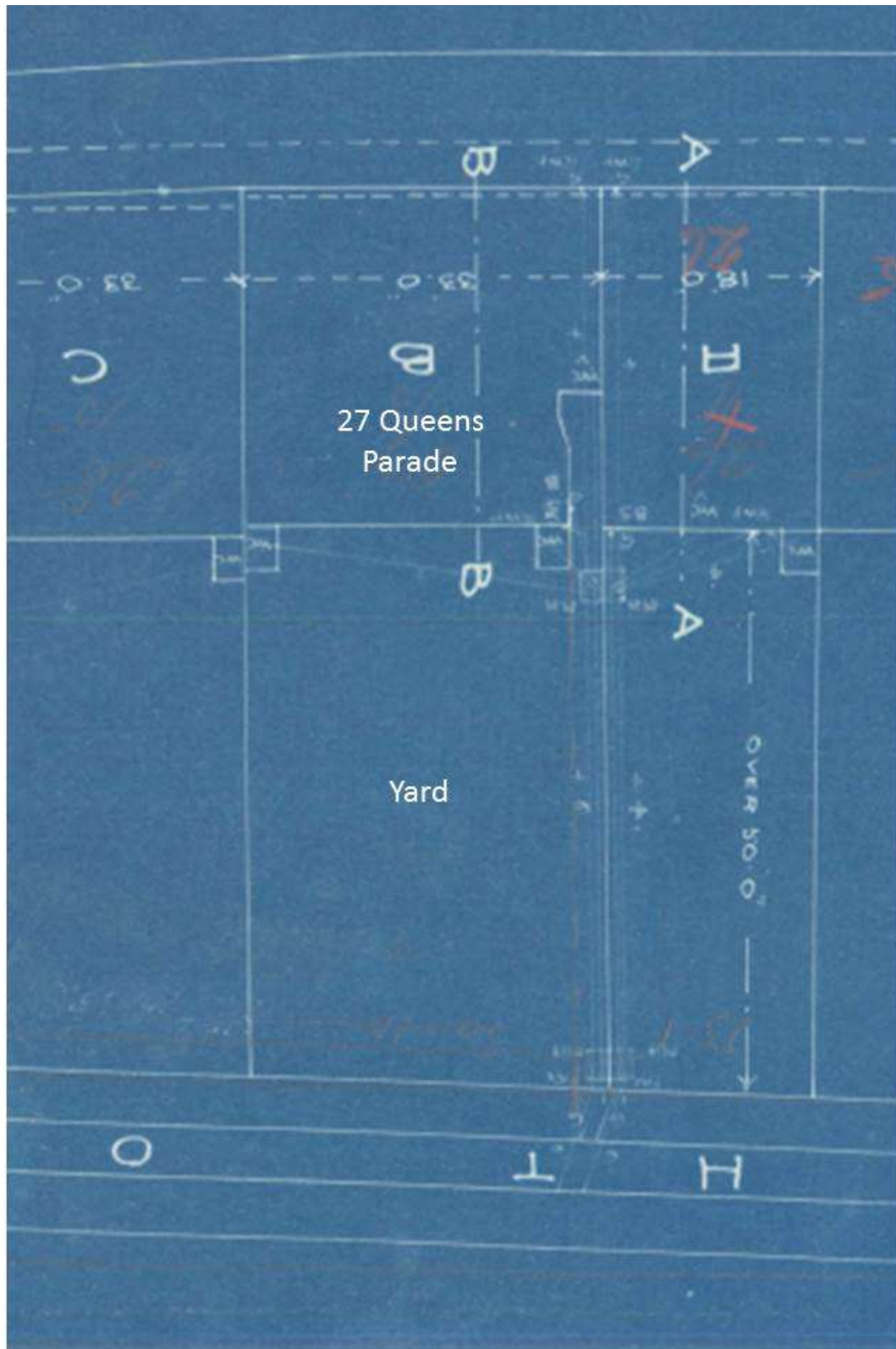
Rateable Value 2017. 27 - £11,250. 27b - £10,500

LEGAL COSTS Each party to bear their own costs

CONTACT Please contact Tim Bell tim.bell@dayandbell.co.uk



Ground Floor Plan – Not to Scale



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