

**Showroom/ Trade Counter/ Warehouse  
To Let or for Sale  
144 East Barnet Road Barnet, EN4 8RD**

**4356 ft<sup>2</sup>**

**405.6 m<sup>2</sup>**



Situated on East Barnet Road between Barnet, Southgate and Cockfosters. Barnet is a strong North London suburb located close to junction of the A1 and M25.

The closest stations are Barnet and Cockfosters Underground and New Barnet Overground with a direct line into Kings Cross and Moorgate.

Majestic Wines, Sainsbury, Tesco Local and HSS as are close by

## Description

A ground currently fitted out for use as a showroom and warehousing. Provides flexible accommodation with a prominent frontage. The windows open sufficiently wide to allow vehicle access from the front. In addition there is rear access via concertina door accessed via Edward Grove.

## Features

Wide opening showroom windows.  
Direct access for vehicles front and rear of the premises  
Tiled Showroom floors Suspended ceiling in part.  
Folding Concertina door to rear.  
14ft Eaves the rear

## Dimensions & Areas

**Frontage** 13.71 m 45 ft

**Ground Floor Area** 405.6 m<sup>2</sup> 4,356 ft<sup>2</sup>

**Rent** £60,000ax

## Lease

A new full repairing and insuring lease for 10 years subject to a rent review at the 5<sup>th</sup> year.

## Business Rates

Rateable Value £25,600



Library

photograph

**Energy Performance Certificate** E (109)

## Costs

The parties will be responsible for their own legal costs.

## Inspections

Arranged through this office

Plans available on request

**020 8445 8808**

[info@julianlewisandco.com](mailto:info@julianlewisandco.com) [www.julianlewisandco.com](http://www.julianlewisandco.com) Balfour House, 741 High Road N12 0BP

Misrepresentation Act 1967 Julian Lewis & Co. for themselves and the vendors whose agents they are give notice that 1. these particulars do not constitute any part of an offer or contract; 2. all statements contained in these particulars are made in good faith but without responsibility on the part of Julian Lewis & Co. or the vendor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; 3. any intended purchaser/lessee must satisfy themselves by inspection, examination, investigation or otherwise as to the correctness of each of the statements contained in these particulars; 4. the vendor does not make or give and neither Julian Lewis & Co nor any person in their employment has the authority to make or give any representation or warranty in relation to this property; 5. all rentals and prices are quoted exclusive of VAT where the building VAT Registered.

**020 8445 8808**

**[info@julianlewisandco.com](mailto:info@julianlewisandco.com) [www.julianlewisandco.com](http://www.julianlewisandco.com)**

**Hillside House 2-6 Friern Park London N12 9BT**

Misrepresentation Act 1967 Julian Lewis & Co. for themselves and the vendors whose agents they are give notice that 1. these particulars do not constitute any part of an offer or contract; 2. all statements contained in these particulars are made in good faith but without responsibility on the part of Julian Lewis & Co. or the vendor and nothing contained in these particulars is to be relied upon as a statement or representation of fact; 3. any intended purchaser/lessee must satisfy themselves by inspection, examination, investigation or otherwise as to the correctness of each of the statements contained in these particulars; 4. the vendor does not make or give and neither Julian Lewis & Co nor any person in their employment has the authority to make or give any representation or warranty in relation to this property; 5. all rentals and prices are quoted exclusive of VAT where the building VAT Registered.