

Freehold Shop For Sale

3 Greenhill Parade Station Road Barnet



Location

Barnet is a strong North London suburb located close to junction of the A1 and M25.

The property is located in prominent position close to the Tesco Local and opposite the Everyman Cinema, Age UK and a variety of independent retailers and restaurants.

Description

The property comprises attractive retail premises, with an extensive ground floor benefiting from rear access via a service road. The flat above has been sold separately on a long lease.

Dimensions Area

Width	27 ft 9 ins	8.43 m
Shop Depth	35ft 3 ins	10.74m
Build Depth	52 ft 10 ins	16.10 m
Retail	871 sqft	80.95 sqm
Store	435 sqft	40.43 sqm
Total Ground	1306 sqft	121.37 sqm

Rates:

Enquiries with the www.voa.gov.uk show a Rateable Vale £18,750. Small business relief and transitional relief will depend will depend on the circumstances of the occupier. Interested parties should make enquiries with the Barnet Council

020 8445 8808

info@julianlewisandco.com www.julianlewisandco.com

Hillside House 2-6 Friern Park London N12 9BT

Terms

The property is offered for sale freehold subject to a long lease on the flat above and therefore with vacant possession of the shop only

PRICE: £350,000

Energy Performance Rating:

To be confirmed

Legal Costs

The ingoing tenant is to be responsible for both parties legal costs incurred in this transaction

Inspections through Sole Agents
Julian Lewis and Co
02084458808
info@julianlewisandco.com

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