



# **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 <u>www.voa.gov.uk</u> 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 Hillside House 2-6 Friern Park London N12 9BT

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# 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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