

Prime Shop To Let

85 High Street, Barnet, EN5 5UR



Location

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

The town centre is anchored by the Spires Shopping Centre and the ancient local market.

The property is located in prime position in the next to Nationwide Building Society, Victoria Bakery, Snappy Snaps, Clarkes Shoes MacDonalds, Boots Opticians, Barclays Bank , Superdrug Robert Dyas, Store 21

Planning Consent

Consent has been obtained for separation of the ground and upper floors requiring the reconfiguration of the frontage from the one shown in the photograph above

Description

The property comprises an attractive retail premises, with an extensive ground floor

Dimensions and Areas

To be Confirmed following completion of the works

Internal Width	8.15 m	26ft 9 ins
Built Depth	19.68 m	64 ft 7 ins
Ground Floor	160 sqm	1350 sqft
Basement	23.04 sqm	248 sqft

Features

- Consideration will be given to alternative uses.
- The property benefits from a Local Listing

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Hillside House 2-6 Friern Park London N12 9BT

Terms

A new lease for a term to be agreed at a rent of £40,000 pax

Energy Performance Rating:

Not available due to redevelopment

Rates:

The property is being developed and has not yet been reassessed for rating purposes. The previous rateable value should not be relied upon.

www.voa.gov.uk

Legal Costs

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

April 2017