

Day and Bell



**232 Woodhouse Road
London
N12 0RS**

Shop To Let
58.92 sq m (634 sq ft)



- **Suitable for a variety of purposes**
- **Rear yard**



020 8445 3611 www.dayandbell.co.uk

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LOCATION

The property is located on Woodhouse Road (A1003), in the suburban centre of Friern Barnet. Local shops include a Co-op food store 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.

DESCRIPTION

The premises provide a ground floor unit, with rear office / store, with separate WC. There is rear access to a small yard area.

ACCOMMODATION

AREA (NIA)	SQ M	SQ FT
Front Sales	51.05	549
Rear office /store	7.88	85
Total Net Internal Area	58.92	634

TENURE

A new full repairing lease is available at a rental of £14,000pax.

AMENITIES

Mains water, gas 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

C "58".

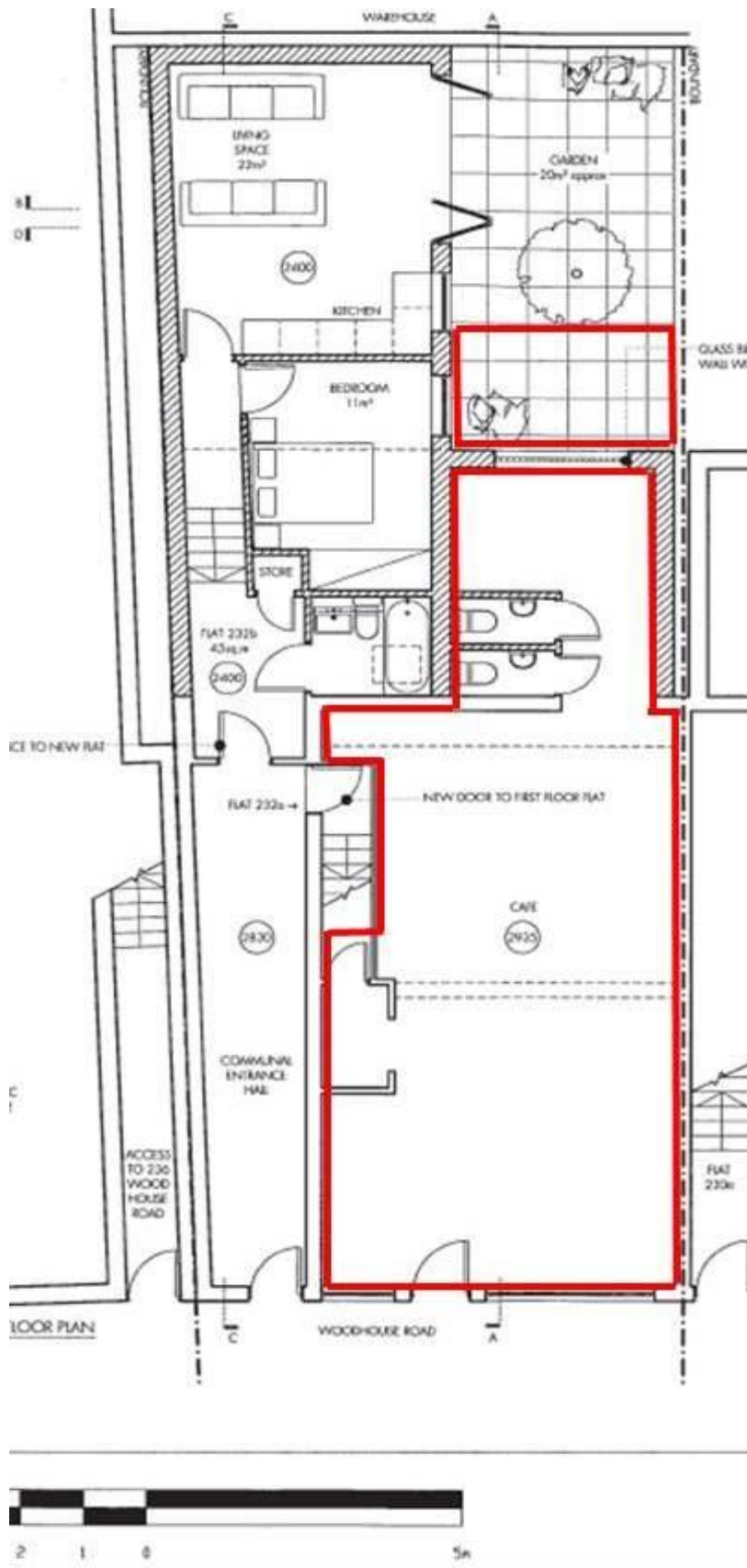
RATEABLE VALUE

Rateable Value 2017 £12,250

COSTS Each party to bear their own legal costs. The incoming tenant will provide a non-returnable deposit of £360 (Inc VAT), prior to Day and Bell taking up references.

CONTACT Please contact Tim Bell tim.bell@dayandbell.co.uk or Alex Jackson alex.jackson@dayandbell.co.uk

Approximate Ground Floor Plan – Not to Scale



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