

Day and Bell



**386 Bowes Road
Arnos Grove
London**

N11 1AH

([Map Link](#))

106.08 sq m (1,142 sq ft)

**SHOP
TO LET**



- **Close to Arnos Grove (Piccadilly Line)**
- **Main arterial route to North Circular**
- **Parade anchored by Sainsburys Local**
- **On-Street Parking**





LOCATION: The premises are located on the north side of Bowes Road, in this prominent retail parade that serves Arnos Grove Underground Station and the local residential area. Sainsburys Local draws many shoppers to Arnos Grove and other multiple traders include Costa Coffee and Coral. The unit may suit retailers that seek passing trade from vehicles, with Bowes Road providing a principal link road to the North Circular Road.

DESCRIPTION: The property comprises a ground floor showroom unit with rear access to a yard / parking area. On-street parking is available for 1 Hour in front of the property and close-by, with permit restrictions 11.00-12.00 Monday-Friday only.

ACCOMMODATION:

Area	Size	
Sales	106.08 sq m	1,142 sq ft
Staff WC		
Rear Yard / Car Park with container		

SERVICES: 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 tenant to satisfy themselves as to their operation/condition.**

TERMS & TENURE: The property is available on a new full repairing and insuring lease for a term of years to be agreed. The proposed rental is £22,500 per annum, subject to five-yearly rent reviews.

BUSINESS RATES: 386 Bowes Road RV 2017 - £12,000. Applicants should clarify and Small Business Rates Relief and verify the rates payable with the Local Authority.

PLANNING: The property has previously been used for A1 (Retail) purposes. Applicants should make their own enquiries in relation to the validity of planning consent for their particular use.

VAT: All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

LEGAL COSTS: The incoming tenant to be responsible for our client's legal costs in connection with this transaction.

VIEWING STRICTLY BY APPOINTMENT. Please contact Tim Bell: tim.bell@dayandbell.co.uk

(Ref: 351/001/001) TB 181123



The Directors of Day and Bell declare a personal interest in the freehold ownership of this property

www.dayandbell.co.uk

Day and Bell for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that: i) These particulars do not constitute any part of an offer or contract. ii) None of the statements contained in these particulars as to the property(ies) are to be relied on as statement or representation of fact. iii) Any intending purchaser or tenant must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. iv) The vendor(s) or lessor(s) do not give Day and Bell nor any person in their employment any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rents are quoted exclusive of VAT. These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.
Day and Bell (Surveyors) Limited • Registered in England No. 5927830 • Registered Office 35A High Street, Potters Bar EN6 5AJ.