

TO LET

NEW GROUND FLOOR COMMERCIAL SPACE
(offered in shell condition)



EURO HOUSE, 1394–1412 HIGH ROAD, WHETSTONE, N20 9BH

Euro House has recently been converted from office use to residential. Part of the ground floor car parking area has also been converted to create this new commercial space. This unit is offered to the market in shell condition – with rent incentives.

Suitable for retail, office or medical use – not suitable for restaurant use.

The unit is selected for VAT.

Ideally situated along Whetstone High Road, and within easy reach of Totteridge & Whetstone Underground Station (Northern Line). Local bus services pass the property, with a stop directly in front.

The high road is made up of a mixture of units, including *Waitrose, Marks & Spencer Food Hall, Boots*, and a number of other independent retail users, cafés, coffee shops and restaurants.

2 parking spaces are available to the rear of the unit – within the gated car park.

ALL VIEWINGS – STRICTLY BY APPOINTMENT

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



SUMMARY OF ACCOMMODATION:

The shell measures 57' wide x 25' deep (17.37m x 7.62m)

The unit has 3-phase electrical supply.

GIA in shell condition: 1425ft² (132.4m²)

As well as fitting the unit out to their own specification and chosen layout, the ingoing party will be responsible for creating a bin store within the demise (a planning requirement).

As a concession towards the ingoing tenant's fit-out costs, the landlord is prepared to offer a new 10 or 15-year lease, on full repairing and insuring terms – inside the scope of the landlord and tenant act, with the rent for years 1-5, of £45,000 plus VAT, increasing in years 6-10, to £55,000 plus VAT.

Upward only, open market review beyond year 10.

The landlord will allow the ingoing tenant 2 months' rent free from completion of the lease, for initial fit-out works.

Lease:

New lease for a 10 or 15-year period.

Business Rates:

As the unit is in shell condition, it has not as yet been assessed for business rates –this will be the responsibility for the ingoing party.

CEPC:

As the unit is in shell condition, and subject to the ingoing tenant's fit-out requirements, the CEPC will need to be commissioned when the full specification of work is known.

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