

## TO LET COMMERCIAL UNIT WITH UPPERS



### **228 & 228a HIGH STREET, BARNET, HERTS, EN5 5TD**

Located toward the Hadley Green end of the High Street (A1,000), set within many independent businesses, this commercial unit benefits from being arranged over TWO levels, with 3 rooms, and a bathroom at first floor level - (access to the first floor is only possible through the ground floor retail unit).

The property is in within easy reach of controlled pay-by-phone parking along Hadley Green – with 2 hours free parking available. There is good traffic flow in front of the property, with buses passing the door. High Barnet Northern Line station is also easily accessible - being within three-quarters of a mile.

**RENT: £22,000 PAX**

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.  
1320 High Road, Whetstone, London N20 9HP - [www.maunder-taylor.co.uk](http://www.maunder-taylor.co.uk) – 020 8446 0011



## ACCOMMODATION

### Ground Floor

The ground floor has an internal width of approx. 17'3 (5.18m) – widening to 19'6 (5.79m) to the rear, and an overall depth of approximately 50ft (15.24m). Arranged with front retail area, kitchens, WC facilities and partitioned rooms to the rear.

### First Floor

Accessed from an internal staircase within the unit, there is a bathroom with WC, wash basin, wall mounted boiler (not tested), and 3 further rooms:

**Room One:** Average 10' x 10' (3.04m x 3.04m)

**Room Two:** Average 10' x 8'6 (3.04m x 2.44m)

**Room Three:** Average 10'9 x 7'3 (3.05m x 2.13m)

**The EPC states a total floor area of: 121m<sup>2</sup> (approx 1,300 ft<sup>2</sup>)**



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**Lease Term:**

New lease – terms to be negotiated.

**Legal Fees:**

Ingoing tenant to be responsible for the landlord's legal costs.

**Business Rates:**

According to the VOA web site, the 2017 **Rateable Value** is £15,500. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.

**Council Tax:** The upper part (228a) has a Council Tax Band of C.

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