

TO LET – LOCK UP SHOP UNIT AVAILABLE FROM JUNE 2023 – NEW LEASE - NO PREMIUM



10 WESTERN PARADE, GREAT NORTH ROAD, BARNET, EN5 1AD

This lock up shop unit is located on the western side of the road, close to the *Everyman* cinema.

The unit fronts onto a service road, and is situated within a mixed retail parade of independent traders & established names such as; *Costa*, *Ladbrokes*, and a *Tesco express* (in the opposite parade).

There is a good traffic flow along the Great North Road (A1000) with several bus routes serving the area. High Barnet Northern Line station is within half a mile.

RENT: £20,000 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 – 020 8446 0011





Front Retail Area:

Approximately 28'6 deep by an average width of 14'3 (8.69m x 4.34m)

There is wooden flooring on entry to the unit, and approximately half way in and throughout the remainder of the property, the floor is tiled. Sink, window to rear and opening through to;

Rear ancillary space:

Rear Lobby: 8'6 x 8'3 (2.59m x 2.51m) with door opening to WC, and double glazed door and windows opening onto yard. Leads to storage corridor measuring 13'3 x 3'9 (4.04m x 1.13m). Understair storage area.

Rear Yard

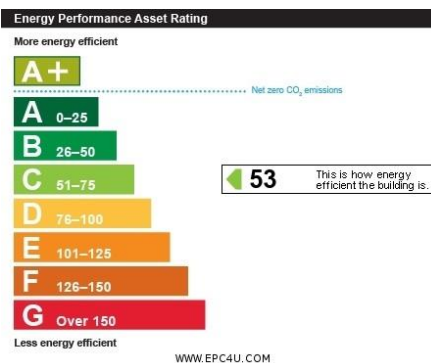
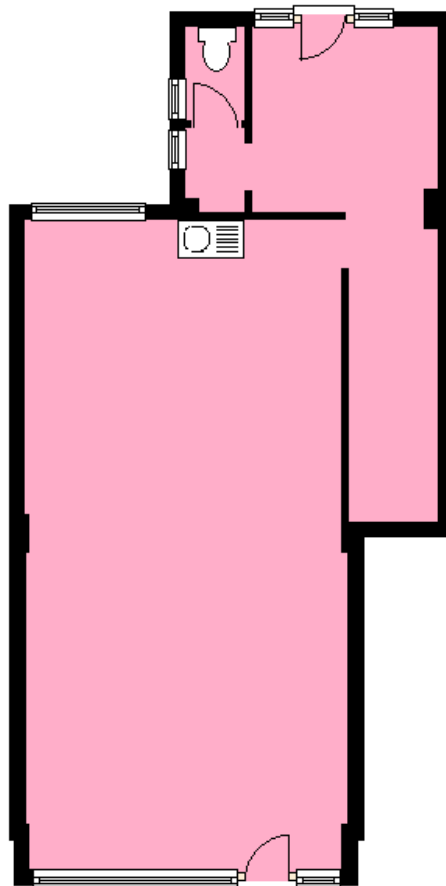
Approximately 21' x 18' (6.40m x 5.49m) – split level, with a gate onto rear service road.

GIA APPROX: 550ft² (51m²)

Lease Terms: New lease to be agreed – no premium

Legal Fees: Each party to be responsible for their own costs.

Business Rates: According to the VOA web site, from 2023 the rateable value will be £14,000. **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.



NB: In accordance with the Estate Agents Act, please note that one of our Partners has an interest in the property.

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