

VACANT DOUBLE SHOP UNIT TO LET - NEW LEASE, TERMS TO BE AGREED



232 & 234 HIGH STREET, BARNET, HERTS, EN5 5TD

A double lock up unit located towards the affluent Hadley Green end of the High Street (A1000), set amongst mainly independent businesses, benefitting from having a visible High Street presence.

There is controlled pay by phone parking immediately outside and also along Hadley Green (which provides 2 hours free parking).

There is a good traffic flow with buses passing the door & High Barnet Northern Line station is also easily accessible - being within three-quarters of a mile.

RENT: £29,500 PAX – NO PREMIUM

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.



Accommodation:

Main retail unit has an average width of 13'9 and an overall depth of 28'3 (4.19m x 8.61m).

Split level – small step to side & another to rear.

The rear addition provides a storage area of approximately 12' deep x 8'3 narrowing to 6', beyond which there is a WC.

Side door from the rear area gives access to a yard and alley way running behind the parade.

475ft² (44.1m²) GIA

(Separately rated) - Business Rate: #232

According to the VOA web site, the 2023 **Rateable Value** is £14,250. 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.

CEPC Rating: E: 105

234 High Street, Barnet, Herts EN5 5TD

Accommodation:

Main retail unit has an average width of 12'9 and an overall depth of 21'9 (3.89m x 6.63m).

The rear addition provides a storage area of approximately 11' deep x 7'9 narrowing to 6'9, beyond which there is a WC.

Side door from the rear area gives access to a yard and alley way running behind the parade.

370ft² (34.4m²) GIA

(Separately Rated) Business Rates: #234

According to the VOA web site, the 2023 **Rateable Value** is £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.

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MAUNDER TAYLOR

Lease Term:

New lease – terms to be negotiated.

Legal Fees:

Each party responsible for their own costs.

CEPC Rating: E: 122



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