

# MAUNDER TAYLOR

## FOR SALE

### LOCK UP COMMERCIAL UNIT



**198 HIGH STREET, BARNET, HERTS, EN5 5SZ**

Opportunity to acquire this lock up shop, located toward the Hadley Green end of the High Street (A1,000), set among many independent businesses.

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.

*All viewings strictly by appointment only*

**GUIDE PRICE: £250,000 FREEHOLD**

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



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## ACCOMMODATION

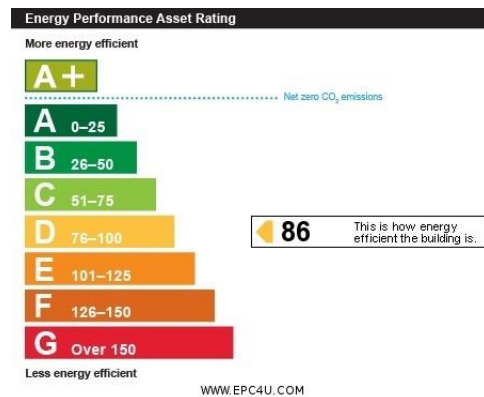
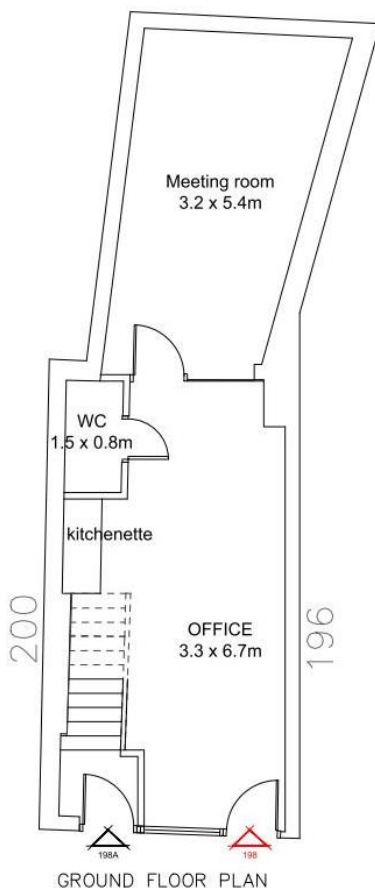
### Ground Floor

Modern lock up unit currently arranged as offices with front reception /work area, with wood strip flooring and exposed brick wall finish, and with glazed partition opening to rear meeting room with storage wall.

The unit will be offered with immediate vacant possession.

### Business Rates:

According to the VOA web site, the April 2023 **Rateable Value** is £13,000.



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