

LOCK UP SHOP – TO LET (By Way of Assignment of Existing Lease)



266 EAST BARNET ROAD, BARNET, HERTS, EN4 8TD

Available due to the current dessert shop tenant relocating

Situated in the centre of East Barnet Village, this retail unit is surrounded by a number of independent shops, restaurants & coffee shops - as well as the more familiar *Costa* and *Co-op*.

The free car park off Church Hill Road is within easy reach, and local bus services connect the Village to the surrounding areas.

Lease to be assigned – Some items of equipment are available by way of negotiation.

TO LET by way of ASSIGNMENT OF THE EXISTING LEASE:
Current passing rent: £18,600 PAX (subject to annual RPI Increase).
Current lease runs through until 24th September 2027



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

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.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

266, East Barnet Road, Barnet, Herts, EN4 9TD

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Accommodation:

Air conditioned* front retail area - overall depth of 26' and a maximum width of 15'8 (8m x 4.78m).

Door leading to inner lobby, with WC & further door opening to;

Rear Room 14'0 x 10'6 (4.26m x 3.2m)

With door to rear yard.

612.25 ft² (56.88 m²) GIA

Lease Term:

Assignment of the existing lease due to expire September 2027 -

(subject to annual RPI increase).

Outgoing tenant requires £7,500 (including VAT) for the benefit of the overall condition of the unit, *the air conditioning unit which they installed (and is to be maintained/serviced by the ingoing party – and remain as a landlord's fitting at the end of the term), and general fixtures & fittings (equipment not included - some items available by negotiation).

Business Rates:

According to the VOA web site, the 2023 **Rateable Value** is £12,500. 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.



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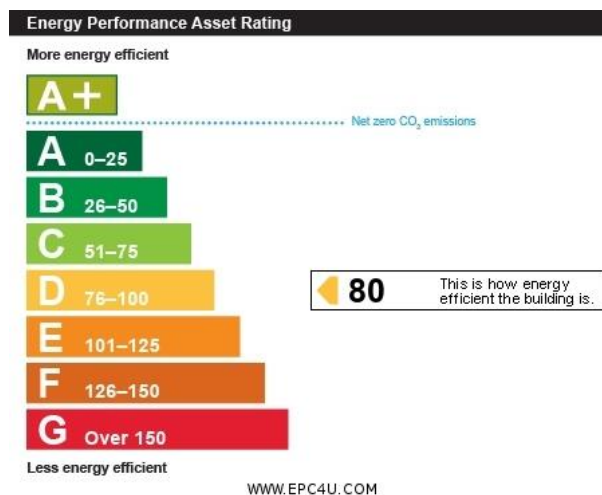
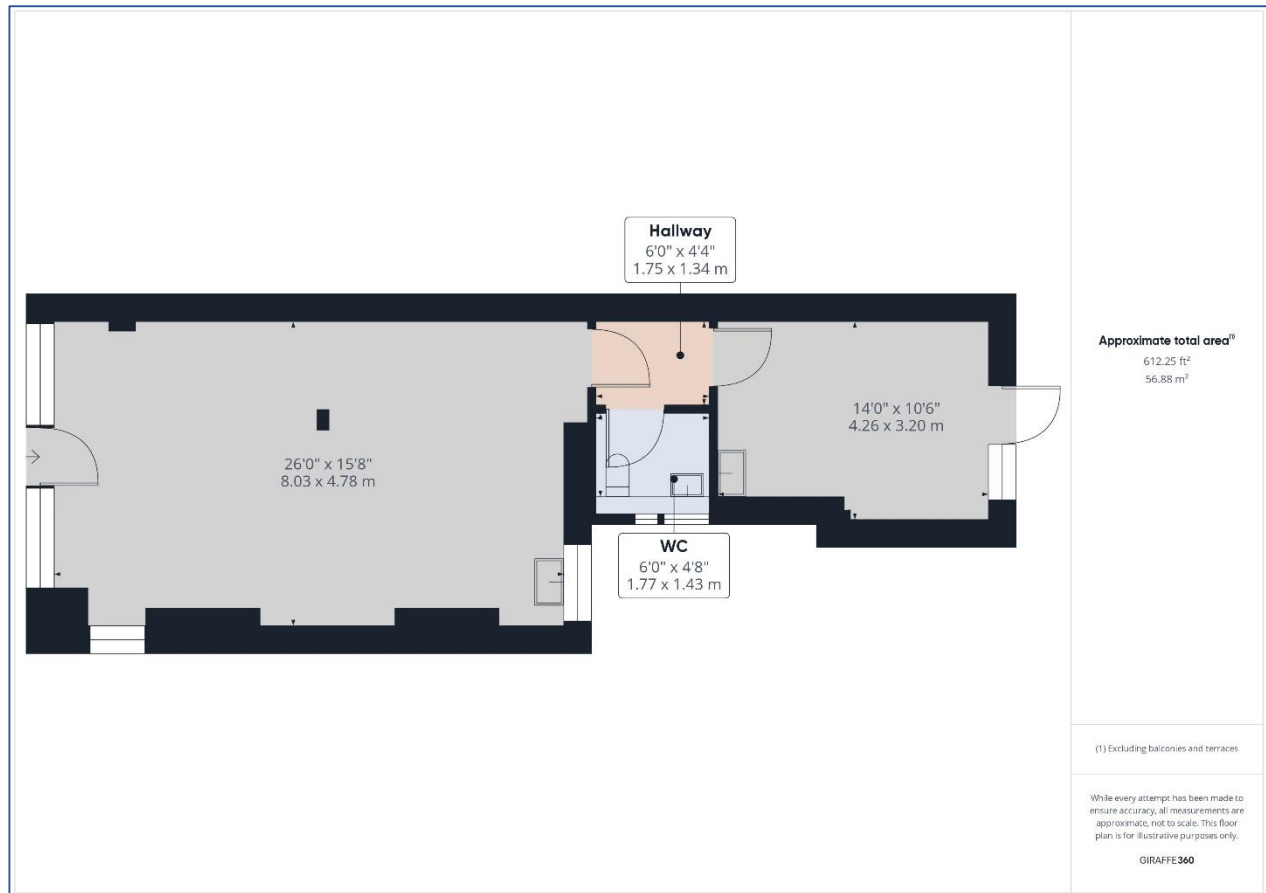
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