

DOUBLE SHOWROOM/RETAIL UNIT TO BE LET BY WAY OF ASSIGNMENT OF EXISTING LEASE



18-19 GREENHILL PARADE, BARNET, EN5 1EU

Available due to the current tenant relocating to larger premises.

Situated along the Great North Road, in a parade of mixed retail units/café's. In close proximity is a *Tesco Express*, *Costa Coffee* and opposite the junction with Station Road – the landmark *Everyman Cinema*.

The property is in a visible position with **non**-permit/payment parking to the front and in surrounding turnings – but also benefits from 6 parking spaces to the rear (3 rows in tandem).

The current tenant has the unit fitted out with multiple display areas – the tenant would remove their display fittings prior to completion of the assignment, but not the display partitioning.

Landlord's permission has been given for the assignment – subject to referencing, deposit & landlord approval of incoming tenant.

TO LET by way of ASSIGNMENT OF THE EXISTING LEASE:

Current passing rent: £42,500 PAX

Option to break (subject to notice) and rent review - December 2027

CONTRACTUAL TERM: 10 YEARS from 25th December 2022 to and including 24th December 2032



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

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Accommodation:

Maximum depth 53ft (16.15m)

Maximum width across both units 38'9 (11.86m)

WC & office.

Lean-to store – 9'3 x 7'3 (2.83m x 2.23m) - leading out to rear parking area.

Combination boiler in kitchen for hot water and providing heat to 3 radiators. *Myson* heaters within the unit (not tested).

GIA - 1,875ft² (174m²)

Rent: Paid quarterly in advance – Current Passing Rent: £42,500 PAX (VAT not applicable)

Lease Term:

Assignment of the existing lease – subject to referencing and landlord approval.... lease due to expire December 2032.

Business Rates:

According to the VOA web site, the 2023 **Rateable Value** is £37,250. 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.

EPC Rating: B

Legal Costs:

Ingoing tenant to be responsible for outgoing tenant's reasonable exit expenses.



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