

LARGE PROMINENT CORNER UNIT TO LET



1456 – 1468 HIGH ROAD, N20 9BS

These 7 retail units have been combined as one with additional storage to rear. The units have been used for showroom purposes, previous occupiers having used the space for automotive sales and more recently, as a large tile showroom & depot.

The rear storage area has 5 roller shutter doors (2 with personal entry doors) – accessed via the rear service road which leads in from Buckingham Avenue. The service road also leads through to further parking and loading area.

Being offered to market without premium – the landlord is seeking a single tenant to take over the entire demise under a new lease – terms to be negotiated.

The photos were taken and floor plan prepared while the unit was being emptied, and all wall displays being removed. To get a clearer idea of the accommodation on offer, an internal inspection is highly recommended.

Viewings – strictly by appointment only

RENT: £150,000 PAX



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE 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.

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Accommodation:

The retail/showroom has a maximum internal width of 128ft (39.01m) and the depth of 38ft (11.58m) and benefits from a corner return frontage enhancing visibility.

The current floor to ceiling height is 7'9 (2.36m).

The rear storage area is accessible at 3 points internally from the front showroom area, has 5 roller shutter doors opening out onto the rear service road, and has maximum internal dimensions of 84'3 x 34'6 (25.68m x 10.52m).

The rear roller shutters have a maximum height of 8' (2.44m).

The property has both gas & electricity supplies, a kitchen area, and 4 WCs (although only 2 are currently in use).

GIA: APPROXIMATELY 7,700ft² (715.35m²) - Combined Area



Floor plan is for identification purposes only, not to scale



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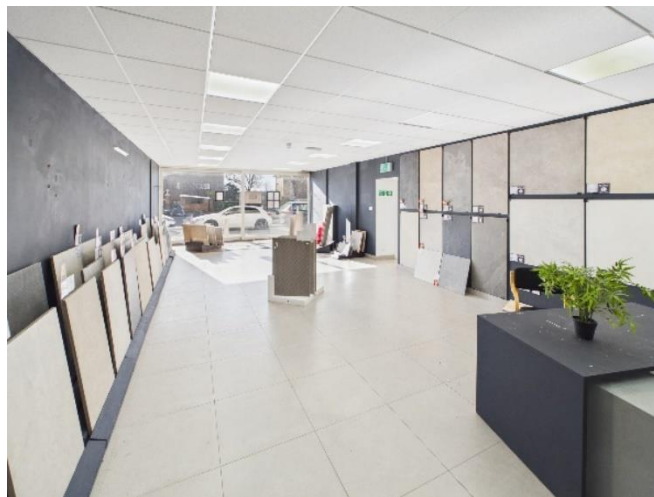
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Lease Term:

New FRI Lease – Terms to be agreed.

Legal Fees:

Each party responsible for their own costs.

Business Rates:

According to the VOA web site, from 1 April 2026, the **Rateable Value** is £187,500. This is NOT the amount of rates payable. For the actual rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.



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