

TO LET - RETAIL



93 High Street, Barnet EN5 5UR
1,950 Sq Ft (181.16 Sq M)

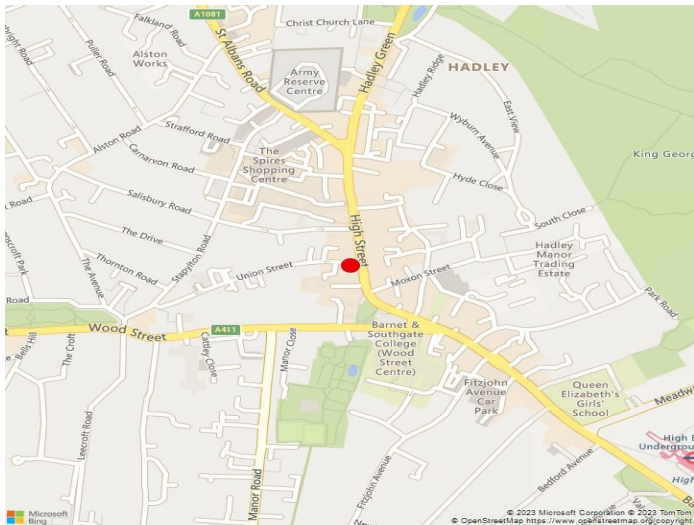
£75,000 per annum exclusive

SHOP TO LET IN PRIME LOCATION

- UPPER PARTS AVAILABLE ON REQUEST
- FREEHOLD MAY BE AVAILABLE
- CLASS E USE

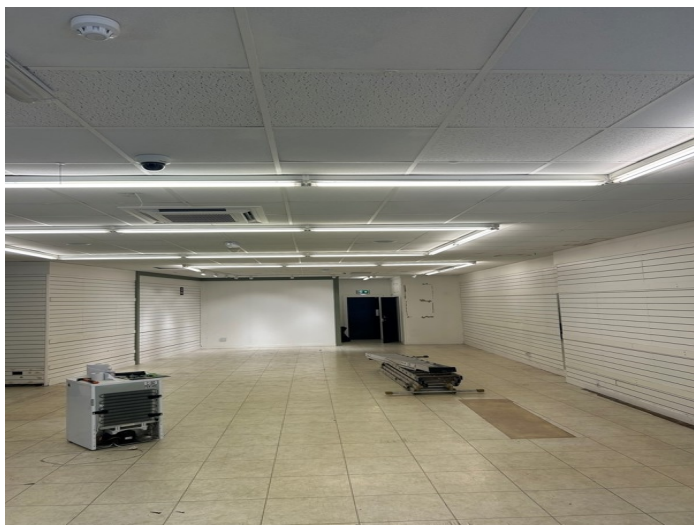
Location

Situated in the heart of Barnet which is an affluent suburb of North London. Convenient for multiple shop and restaurants and walking distance of High Barnet Station. M25/A1 junction is a 5 minute drive.



Description

Prime location, ground floor Class E premises arranged as mainly open plan totaling 1,950 sq ft. Former Millets store with a wide frontage and suitable for a variety of uses, subject to consents.



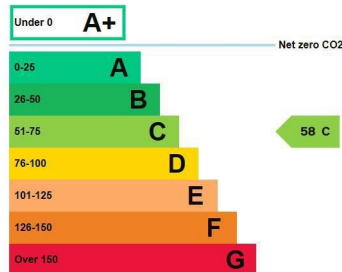
Accommodation

Accommodation	sq ft	sq m	Rent
Ground Floor	1,950	181.16	£75,000

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy rating of C (58).

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Rent

£75,000 per annum exclusive

Terms

Our client is offering the property on a new full repairing and insuring lease for a term to be agreed.

Price

Our client might consider selling the property. Details upon request.

Upper Parts

The upper parts are also available. Details upon request.

Legal Costs

The incoming tenant to bear the landlord's reasonable legal costs.

Business Rates

For verification purposes, prospective occupiers are advised to make their own enquiries as to rates payable.

Viewings

Strictly by appointment through VDBM.
toby.woodward@vdbm.co.uk 01923 845221

DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.