

## TO LET – NEW LEASE – NO PREMIUM FORMER RESTAURANT PREMISES DECKING & YARD TO REAR *READY FOR IMMEDIATE OCCUPATION*



### 18 LYTTON ROAD, NEW BARNET, HERTS, EN5 5BY

Situated in a parade of mixed commercial units, in a predominantly residential area.  
Located within a third of a mile of New Barnet station.

Offered with vacant possession, former restaurant premises, ready for immediate occupation – benefitting from outside space to the rear.

**RENT: £16,000 PAX**

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



# MAUNDER TAYLOR

## SUMMARY OF ACCOMMODATION

### Front of House Area

Approx. 37' deep x 9'9" > 13' into bar area (11.28m x 2.97m > 3.96m)

### Mid Lobby Area

With 2 separate WCs, door leading to rear outside space, and further opening through to;

### Kitchen

(area where the extractor hood is)  
17'9" x 8'3" plus 5'3" x 4' (5.18m x 2.44m plus 1.52m x 1.22m)

From the kitchen area there is a small lean-to storage space.

### Rear Yard/Deck Area:

Approximately 60' x 13' (18.29m x 3.96m) combined.

**GIA: approximately 675 ft<sup>2</sup> (62.7m<sup>2</sup>)**

### Business Rates:

According to the VOA web site, the 2017 **Rateable Value** is £5,400. 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.

### Lease:

New lease - terms to be agreed. No premium.

### Legal Fees:

Each party to pay their own legal costs-

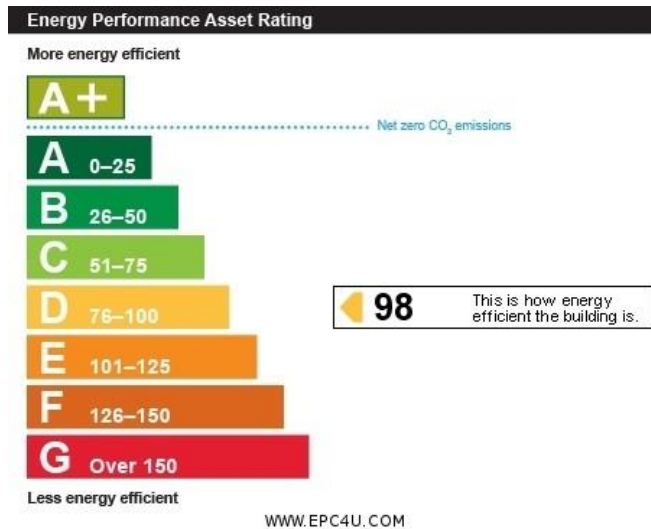


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