

VACANT SHOP UNIT – WITHOUT PREMIUM NEW LEASE, TERMS TO BE AGREED



1, WELLINGTON PARADE, 141 HIGH STREET, BARNET, HERTS, EN5 5UZ

Located toward the Hadley Green end of the High Street (A1000), set amongst many independent businesses, this shop unit has recently been occupied by a hair salon.

The property is in within easy reach of controlled pay-by-phone parking along Hadley Green – with 2 hours free parking available. There is good traffic flow in front of the property, with buses passing. High Barnet Northern Line station is also easily accessible - being within three-quarters of a mile.

Internal viewing is highly recommended – all viewings are strictly by appointment only.

RENT: £29,500 + VAT - PAX

**Sensible offers considered for the long leasehold interest
(if sold, the purchase price will be subject to VAT - 999-year Lease established 2013)**

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 – 020 8446 0011



MAUNDER TAYLOR

ACCOMMODATION

Front Retail Area – Internal frontage 15'9 narrows to 12'6 (4.80m to 3.81m)

Maximum overall Retail Area: 50'3 (15.32m) deep with steps up to rear ancillary space.

Rear Retail Area widens to 20'3 (6.17m)

Rear ancillary space made up of staff/stock/store rooms, WC & rear lobby

– parking to rear

GIA - Approximately 975ft² (90.58m²) including rear ancillary space

Lease Term:

New lease – terms to be agreed.

Legal Fees:

Ingoing tenant to be responsible for the landlord's legal costs.

Business Rates:

According to the VOA web site, the 2017 **Rateable Value** is £21,250. 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.

CEPC: Expired in May 2022– new one has been commissioned.

We are advised that the rent will be subject to VAT. Similarly, if an acceptable offer is made to purchase the long leasehold interest, the sale price will be subject to VAT.

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