

MAUNDER TAYLOR

FIRST FLOOR OFFICE & SECOND FLOOR FLAT

TO LET

**(BY WAY OF AN ASSIGNMENT OF THE COMBINED LEASE
OR A SUB-LET OF THE FIRST FLOOR OFFICE SPACE)**



33A HIGH STREET, BARNET, EN5 5UW

High Street entrance, with stairs rising to well-appointed, modern, first floor office space - created & fitted-out less than 5 years ago, **plus** – a well presented, modern 2-bedroom flat with separate rear entrance. Parking to rear (1 space for the flat & 3 for the office).

The property is conveniently situated in a High Street position, surrounded by an array of shops, restaurants and coffee shops. High Barnet underground station (Northern Line) is approximately a quarter of a mile from the property.

All viewings are strictly by appointment only.

Assignment of Lease

(Sub-letting of 1st floor office space alone would be considered)

PASSING RENT: £37,675 pa (plus service charge)

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

FIRST FLOOR OFFICE ACCOMMODATION

Well-presented, modern, self-contained offices. The main office area is 880ft² (81.7m²), and comprises an open work area with 3 glass partitioned private offices.

There are both ladies & gentleman's WC facilities, as well as a kitchen.

Storage cupboard (4' x 3'6) on the common first floor landing, as well as an external store (12' x 9'7) adjacent to the rear yard.

3 parking spaces.

GIA - Approx 1,225ft² (113.8m²)

Lease: Assignment of existing lease - 10-year term from April 2018 - 5-yearly review pattern (Sub-letting of 1st floor office space alone would be considered – subject to landlord's approval).

Legal Fees: Each party to be responsible for their own legal costs.

Business Rates: According to the VOA web site, 2023 **Rateable Value** is £16,500. 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: Rating: C: 69



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





SECOND FLOOR FLAT

Second floor flat is approached from the rear, and comprises a modern, well-finished 2-bedroom flat, with shower/WC, reception & kitchen.

Currently sub-let for £1,100 PCM, (with the landlord's consent) from October 2022 for 12 months, with 6 month break option.

One parking space.

EPC Rating: B
(Current 82B / Potential 82B)

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

