

COMMERCIAL UNIT TO LET* ARRANGED OVER GROUND & BASEMENT LEVELS (*BY WAY OF ASSIGNMENT OF CURRENT LEASE)



28, CRESCENT WEST, HADLEY WOOD, HERTS, EN4 0EJ

Situated in the middle of Hadley Wood's local shopping parade – adjacent to Hadley Wood mainline station, a lock up commercial unit arranged over 2 levels, and available immediately.

Formally a clinic, and currently arranged with partitioned rooms on both levels.

Internal viewing is highly recommended – By Appointment only

ASSIGNMENT OF LEASE: PASSING RENT: £32,000 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 – 020 8446 0011



Ground Floor Accommodation

Excluding the ancillary area to the rear, the unit has an overall internal depth of 39'3 by a maximum width of 19' (11.96 m x 5.79m).

Excluding the rear ancillary space and stairs down to the basement level – the Ground Floor has a GIA of approx. 700ft² (65.03m²)

In its current configuration (former health care business), the unit is configured with an open reception area, and 4 partitioned rooms – see floor plan.

Rooms 1, 2 & 3 are internal – Room 4 has a window to the rear.

Rooms 2, 3 & 4 have fitted units with inset stainless steel sinks.

All rooms have a tiled floor and radiator.

The unit has suspended ceilings with inset lighting – floor to ceiling height is approx. **9' (2.74m)**.

Rear ancillary space - **7' x 6' (2.13m x 1.83m) maximum overall dimensions**, with small kitchenette & WC.

Kitchenette with stainless steel sink and drainer, space for under unit fridge, tiled floor, window to side.

WC comprising close-coupled WC, wall mounted wash basin, tiled floor, window to side.

Basement Accommodation

Excluding the stairs, the basement has a GIA of approx. 735ft² (68.28m²)

The basement is made up of 4 rooms, plus hallway, fire escape lobby, store and WC.

The 4 main rooms have a floor to ceiling height of **7'9 (2.36m)** – see floor plan.

Rooms 5, 6 & 7 have mechanical air extraction (not tested). Rooms 7 & the rear centre room have a radiator. Room 6 has access to a crawl space (with gas meter).

There is an inner hallway with a cupboard housing electricity meter & fuse board, and a door opening through to a rear lobby (with fire escape door).

There is a small walk through storage area, **measuring 5' x 4'3 (1.52m x 1.30m)**, which leads through to a cloakroom comprising WC, wash basin, air extractor, wall mounted boiler (not tested).

Lease: Assignment of existing lease
– full details available on request.

Legal Fees:
Each party to pay their own legal fees.

Business Rates:

According to the VOA web site, the **Rateable Value** from **April 2023 will be £18,750**. 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 Enfield.

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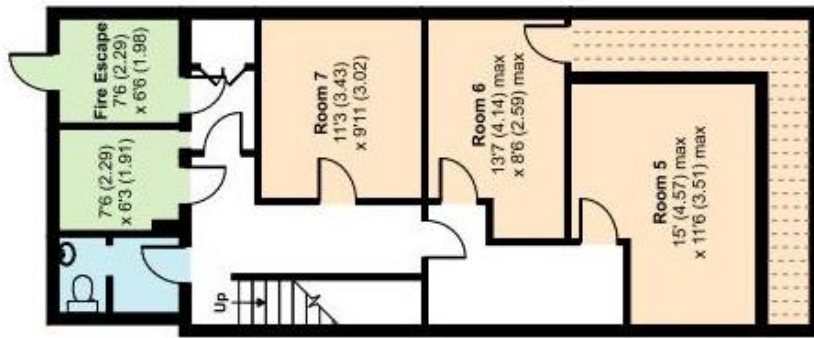
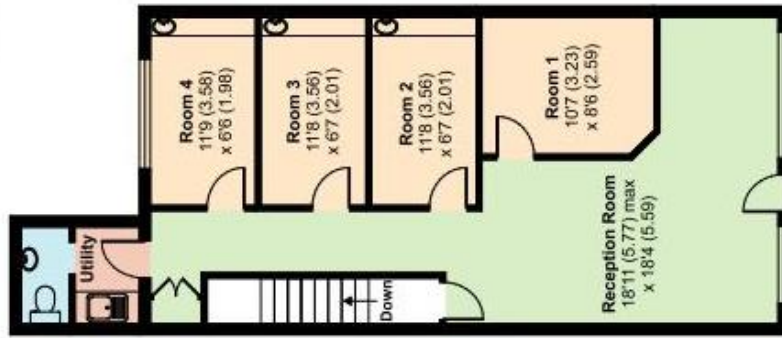


Crescent West, Barnet, EN4

Approximate Area = 1643 sq ft / 152.6 sq m
 Limited Use Area(s) = 19 sq ft / 1.8 sq m
 Total = 1662 sq ft / 154.4 sq m

For identification only - Not to scale

Denotes restricted head height

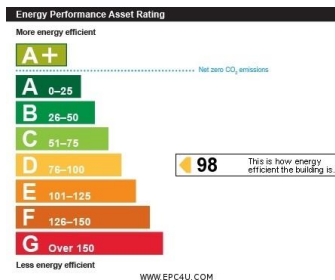


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Maundertaylor 2023. Produced for Stanton. REF: 940117



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EPC states a floor area of 133m²

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