

# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

## LOCK UP SHOP – TO LET



### 266 EAST BARNET ROAD, BARNET, HERTS, EN4 8TD

*Available due to the current dessert shop tenant relocating*

Situated in the centre of East Barnet Village, this retail unit is surrounded by a number of independent shops, restaurants & coffee shops - as well as the more familiar *Costa* and *Co-op*.

The free car park off Church Hill Road is within easy reach, and local bus services connect the Village to the surrounding areas.

*Lease to be assigned – would be the ideal location for a similar business.*

*Various items of equipment, fixtures & fittings are available by way of negotiation.*

**TO LET by way of ASSIGNMENT OF THE EXISTING LEASE:**  
**Current passing rent: £17,580 PAX (subject to annual RPI Increase).**  
**Current lease runs through until 24<sup>th</sup> September 2027**  
**Tenant option to break the lease 25<sup>th</sup> September 2025**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, RG MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

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.

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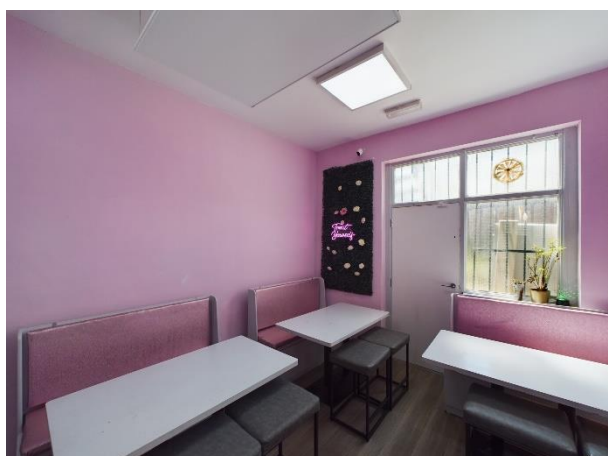
## Accommodation:

Air conditioned front retail area - overall depth of 26' and a maximum width of 15'8 (8m x 4.78m).

Door leading to inner lobby, with WC & further door opening to;

Rear Room 14'0 x 10'6 (4.26m x 3.2m)  
With door to rear yard.

**612.25 ft<sup>2</sup> (56.88 m<sup>2</sup>) GIA**



## Lease Term:

Assignment of the existing lease due to expire September 2027 -  
*(subject to annual RPI increase).*

Tenant option to break; September 2025.

***Serious offers invited for the quality of fit out, fixtures, fittings & other equipment.***



## Legal Fees:

Each party responsible for their own costs.

## Business Rates:

According to the VOA web site, the 2023 **Rateable Value** is £12,500. 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.



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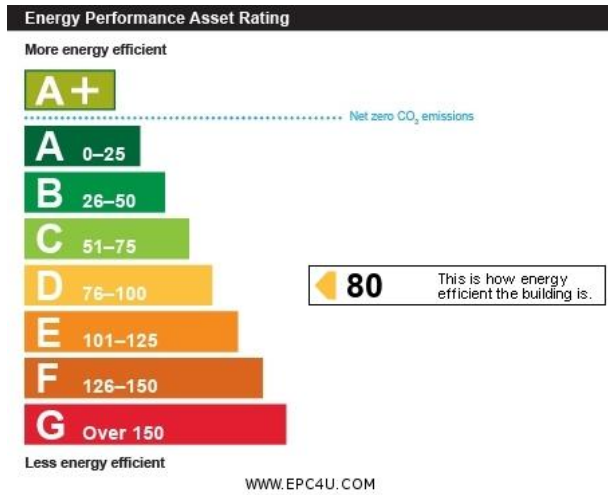
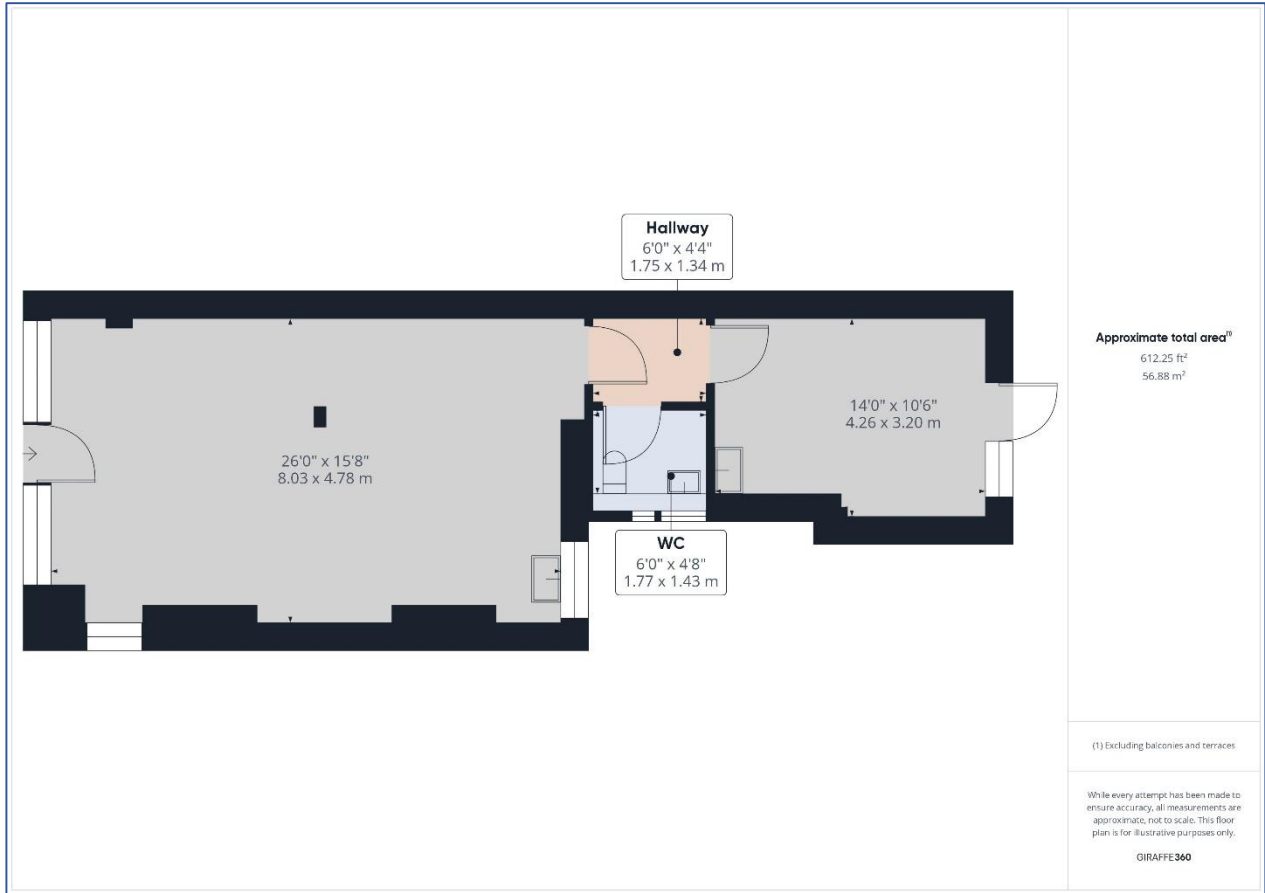
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