

TO LET

A3 RESTAURANT UNIT AVAILABLE IMMEDIATELY



HIGH STREET, HIGH BARNET, HERTS, EN5

Located on the Easterly side of the busy High Street (A1000), this prominent A3 unit with good footfall - available to let immediately with no premium. The landlord would be willing to consider a change of use subject to planning.

The property is situated within close proximity of High Barnet Underground Station (Northern Line) & is served by several bus routes passing the unit with Barnet college also close by. High Barnet has a good range of retail premises, restaurants & coffee shops - including; ***Tesco's Express, Costa Coffee, McDonalds.***

This split level unit is arranged with a front dining area plus bar & tiled kitchen on the ground floor, with a further seating area to the rear of the ground floor & with various rooms located in the basement area. Air conditioning (not tested), WC facilities on each floor & rear yard.

TO RENT: £30,000 PAX – NO PREMIUM

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.



Accommodation:

The front & rear dining areas have an overall depth of 47' (14.32m). The unit tapers & including stairs has a minimum width of 12'2' widening to 16'4' & with a maximum width of 22'1 (3.71m x 4.98m x 6.73m).

The lower rear section is arranged with a kitchen 29' x 11'11 maximum - (8.84m x 3.63m) and has WC facilities.

The useable basement is below the front & rear dining areas & comprises various areas & has WC facilities. Access to rear yard.

GIA: Approx.1840 ft² (171m²)

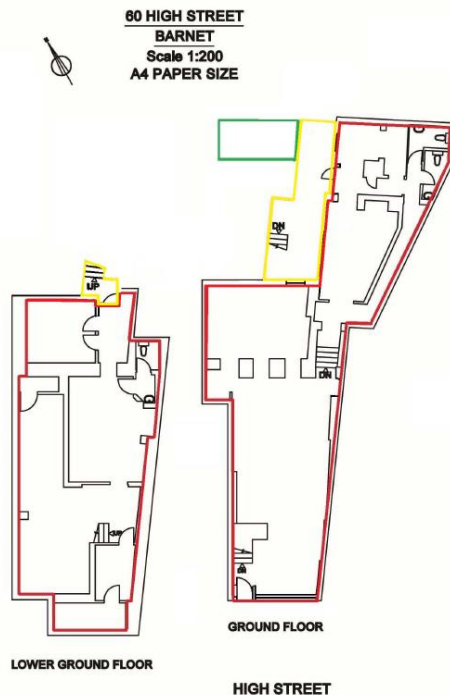
Lease Term: New lease, terms to be agreed.

Premium - None

Legal Fees: Each party responsible for their own costs.

Rates: According to the VOA web site, the 2017 **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 to the London Borough of Barnet.

CEPC:



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