



BRITISH
PROPERTY
AWARDS

2021
2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN BARNET



£13,500 pa

262 East Barnet Road, EN4

Bedrooms : 0

Bathrooms : 0

Reception Rooms : 0

A1 RETAIL SHOP TOP LET

PRIME LOCATION

**IN THE HEART OF EAST
BARNET VILLAGE**

BUSY ROAD

**NEW LEASE TERMS TO BE
NEGOTIATED**

AVAILABLE NOW

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

office@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Mantlestates are pleased to offer this RETAIL SHOP in the HEART of East Barnet Village. Located on BUSY MAIN ROAD with bus routes. Electric front shutters. NEW LEASE terms to be negotiated. Zero Business rates. RENT: £13,500 per annum.

SHOP AREA: 28' 09" x 12' 02" (8.76m x 3.71m)

28'09" X 12'02" X 12'02" >9'09" Electric front shutter, aluminum frontage, spotlights, laminated flooring, counter area with storage, sink.

LOBY AREA: 4' 02" x 4' 08" (1.27m x 1.42m)

Double glazed window to rear aspect, double glazed window to side aspect, wash hand basin.

WATER CLOSET: 3' 03" x 5' 06" (0.99m x 1.68m)

LOW LEVEL FLUSH WATER CLOSET, TILED WALLS.

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Energy Performance Asset Rating

More energy efficient



62 This is how energy efficient the building is.

WWW.EPC4U.COM

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