

£51,200 pa

East Barnet Road, Barnet, EN4

Bedrooms : 0

Bathrooms : 1

Reception Rooms : 0

SPACIOUS SHOP

AIR CONDITIONING

**EXCELLENT LOCATION ON A
BUSY ROAD**

**MINUTES WALK TO NEW
BARNET OVERGROUND**

14 YEAR LEASE

5 YEAR BREAK CLAUSE

Mantlestates

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

office@mantlestates.com | 0208 275 1555

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



Mantlestates is pleased to offer this very well-presented double shop in the heart of New Barnet. Currently trading as a martial arts school. Prime location on a busy high street and a minute's walk to New Barnet Overground station.

SHOP AREA 55' 05" x 37' 07" (16.89m x 11.46m)

Entrance reception area, air conditioning & heating system, glass frontage, sound system, alarm, CCTV, and LED lighting.

CLOAKROOM

Low-level flush w/c, walk-in electric shower, wash hand basin with mixer taps, tiled floor, tiled wall, spotlights, and extractor.

CHANGING ROOM 14' 08" x 6' 01" (4.47m x 1.85m)

REAR OFFICE

Rear office and door to the rear.

Mantlestates

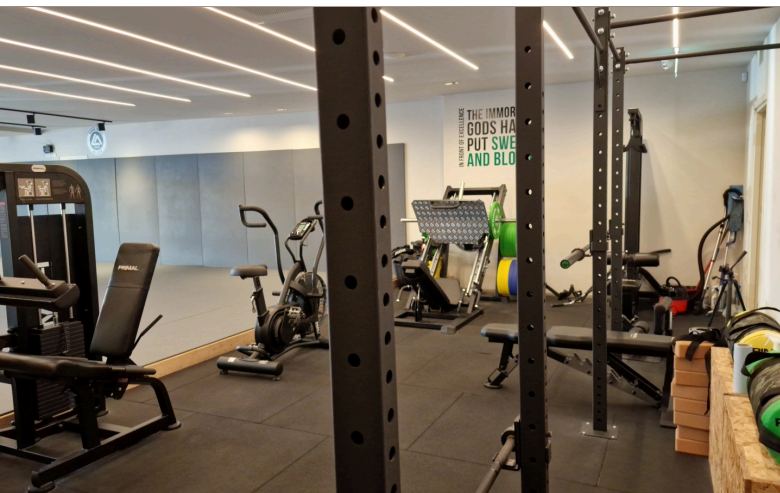
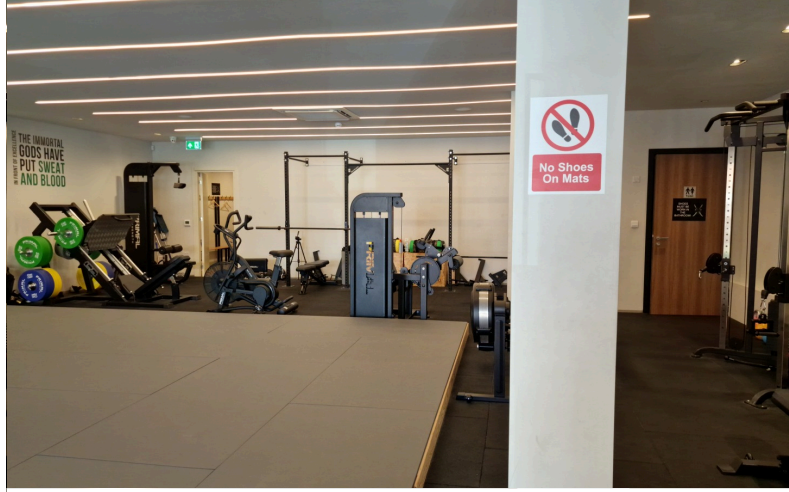
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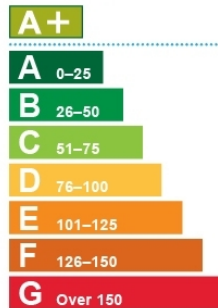
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Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

29 This is how energy efficient the building is.

Less energy efficient

WWW.EPC4U.COM

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