



**High Street**

**High Barnet, EN5 5UW**

**Asking Rent £26,000 Per annum**

**Commercial**





## Welcome to High Street

### High Barnet, EN5 5UW

Aleco Estate Agents are delighted to offer this well-positioned commercial unit to let, located on the bustling High Street of High Barnet (A1000). Surrounded predominantly by independent businesses, this property presents a fantastic opportunity for a barber shop or a variety of alternative uses, subject to the necessary consents. The premises boasts a large main shop front area, toilet & kitchen facilities to the rear, further to the rear a office/meeting room, and a small rear garden.

#### Location:

The unit benefits from excellent transport links, with regular bus services passing the property. High Barnet Underground Station (Northern Line) is approximately 0.4 miles away, offering convenient access to Central London and beyond.

#### Lease Terms:

Term: New 12 year Full Repairing and Insuring (FRI) Lease

Rent Reviews: Every 4 years

Rent: £26,000 per annum exclusive (PAX)

Total floor area: 86 sqm / 925 sqft

#### Legal Costs:

The incoming tenant will be responsible for both their own and the landlord's legal fees.









## Floor Plan



## Area Map



## Viewing

Please contact our Aleco Estate Agents Office on 02084498808 if you wish to arrange a viewing appointment for this property or require further information.

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