

East Barnet Road

East Barnet, EN4 8TF

Asking Rent £25,000 Per annum

Commercial



Welcome to East Barnet Road

East Barnet, EN4 8TF

Aleco Estate Agents are delighted to offer this well-positioned CORNER commercial unit to let, located on the bustling East Barnet Village. Surrounded predominantly by independent businesses, this property presents a fantastic opportunity for a variety of alternative uses, subject to the necessary consents. The premises boasts a large main shop front area, further two rooms and a toilet facilities to the rear, further to the rear is a store room.

Location:

The unit benefits from excellent transport links, with regular bus services passing the property. New Barnet over-ground Station is approximately 0.5 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: £25,000 per annum exclusive (PAX) Total floor area: 90 sqm / 979 sqft

Legal Costs:

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













Floor Plan Area Map Park Rd Crescent Rise 11'8" x 10'10" (3.56m x 3.30m) Brookhill Rd Store Room 22'3" x 5'8" (8.61m x 1.73m) Park Rd 12'10" x 11'10" (3.91m x 3.61m) East Barnet Baptist Church E Barnet Rd Cranbrook Rd Restricted Head Heigh) 15'11" x 11'10" (4.85m x 3.61m) Church Hill Rd 24'5" x 16'10" (7.44m x 5.13m) ESTATE A GEN **Basement Ground Floor** Approximate Floor Area Approximate Floor Area Rossyn Ave 168 sq. ft 811 sq. ft (15.6sq. m) (75.34 sq. m) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be reled upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or fermain. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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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