



## Hampden Square, Southgate N14 £299,950 null

A superb ground floor retail unit with a wide frontage, a strong presence on this very popular high Street

Ideally located, this large retail store offers a bright, open planned retail space ready for incoming tenant

Nearby shops include Tesco Express And Domino's Pizza

Size: Approx 600 sq ft over ground floor

Council: Barnet

EPC Rating: C



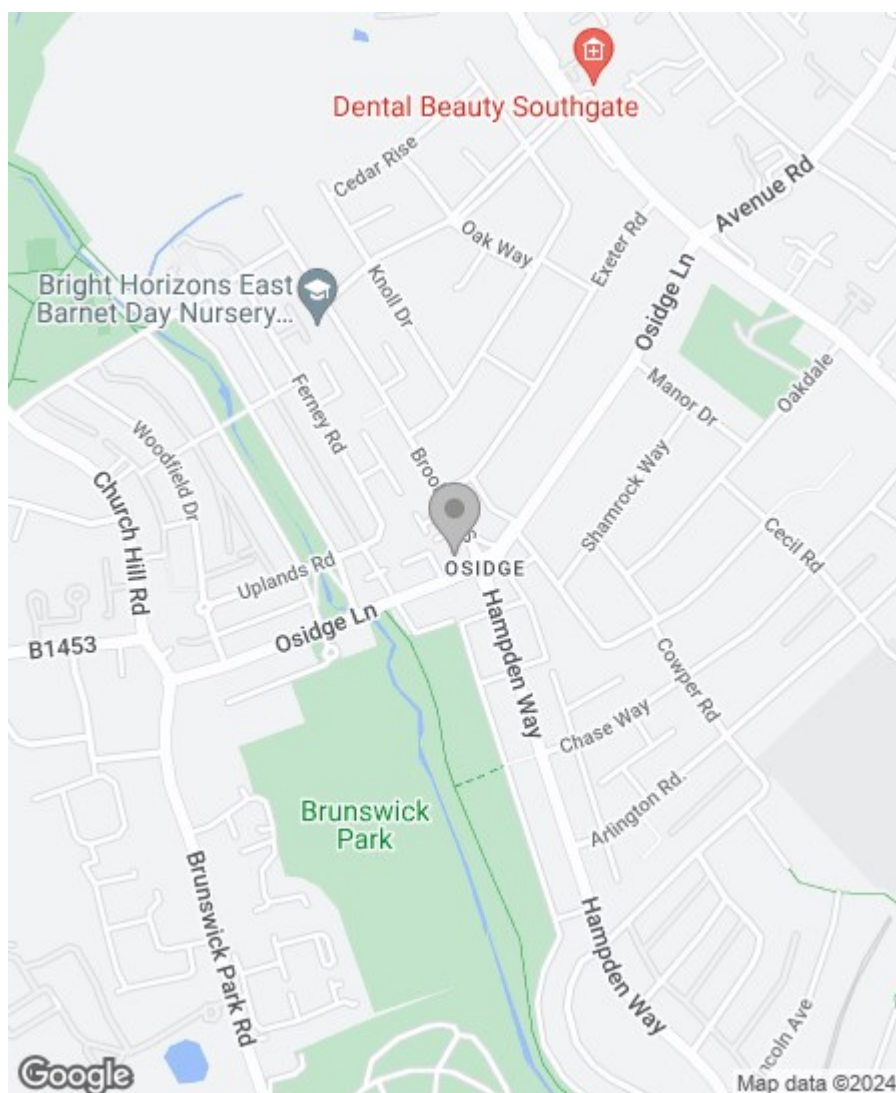
**g** | **AWAITING  
FLOOR PLAN**

## Property Overview

Location	Southgate, N14
Price	£299,950
Bedrooms	null
Bathrooms	null
Receptions	null
Council	
Tax Band	
Furnishing	null

## Key Features

- Highly Visible Unit
- Good Condition / Low Refurbishment Cost
- Long Rent Free Available
- Low Deposit Required
- Landlord Will Allow Hot Food / Restaurant Usage
- New Lease
- Rent Negotiable
- Excellent Shop Front
- Great Retail Space
- Must See



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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IMPORTANT NOTICE: All of the information is intended only as a guide to a prospective purchaser and does not constitute any part of an offer or contract. Any measurements or distances referred to herein are approximate only. Any information contained herein (whether in the text, plans or photographs) is given in good faith and cannot be relied upon as being a statement or representation of fact. Should you proceed with the purchase of the property, your solicitor must verify these details. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. In accordance with current legislation we would advise you that the measurements on these particulars are imperial. The formula for conversion to metric is as follows:- 1' (one foot) = 30.4cm (centimetres), 1m (one metre) = 3'29 (feet).

