

TO LET

LARGE LOCK UP SHOP UNIT BUSY HIGH ROAD LOCATION



Located on the eastern side of the road,
close to the junction with
Athenaeum Road.

An opportunity to acquire a lock up
shop in the heart of the High Road,
virtually opposite *Waitrose*. Other
multiple outlets in the immediate
vicinity include *Subway*, *Costa Coffee*,
Boots,
plus many varied and established
independent traders.

There is a bus stop in front of the unit,
which benefits from a good footfall plus
an excellent traffic flow along the High
Road (A1000).

Totteridge & Whetstone
Northern line & Oakleigh Park main line
stations serve the general area.

HIGH ROAD, WHETSTONE, N20 9HJ

Please note, no catering related businesses will be considered for these premises.

Viewings are strictly by appointment only

TO RENT £30,000 PAX

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.
1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011





Accommodation (all sizes are approximate):

Internal shop width to front: **16'3 max (4.95m)**
narrowing at rear to: **12'6 (3.81m)**

The overall built depth of the unit is **76' 6 (23.29m)**.
At the moment there is a partition approximately at the mid-way point of the unit.

The front retail area extends to approx. **37'9 deep (11.51m)**. The rear stock room extends to approx. **29'6 deep (8.99m)** beyond which there is an ancillary space made up of a WC, an office and a small store.

Door from rear stock room to side/rear alley way

Lease:

New lease, terms to be agreed.

Legal Fees:

Ingoing tenant to be responsible for the landlord's reasonable legal costs.

Business Rates:

According to the VOA website, the 2017 Rateable Value is £29,250. This is NOT the amount of rates payable – for the actual amount of rates payable, interested parties are advised to make their own enquiries to the London Borough of Barnet.

GROSS INTERNAL AREA: Approximately 1040ft² (96.06m²)



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