

VDBM

Chartered Surveyors

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120 HIGH STREET BARNET EN5 5XQ



- **TO LET**
- **LARGE PRIME SHOP**
- **EXCELLENT LOCATION**
- **7,000+ SQ.FT ON 2 FLOORS**
- **RENT £90,000 PAX**
- **AVAILABLE IMMEDIATELY**

LOCATION

Situated in the heart of this busy, affluent shopping centre, between two major banks and surrounded by national multiples. See over for location plan.

DESCRIPTION

Large shop to let, arranged over two floors with rear access. Suitable for a variety of different retail uses. Alternative uses considered.

ACCOMMODATION

Retail Area	3,242 sq ft
Rear Stores	1,039 sq ft
First Floor Stores	<u>2,757 sq ft</u>
Total	7,038 sq ft

TERMS

A new Full Repairing & Insuring Lease is available on terms to be agreed.

RENT

£90,000 per annum exclusive.

RATES

Our enquiries show that the premises are assessed for rating purposes as follows:-

Rateable value £127,000
Rates payable £60,833

For verification purposes, prospective occupiers are advised to make their own enquiries.

LEGAL COSTS

The incoming tenant to bear the landlord's reasonable legal costs.

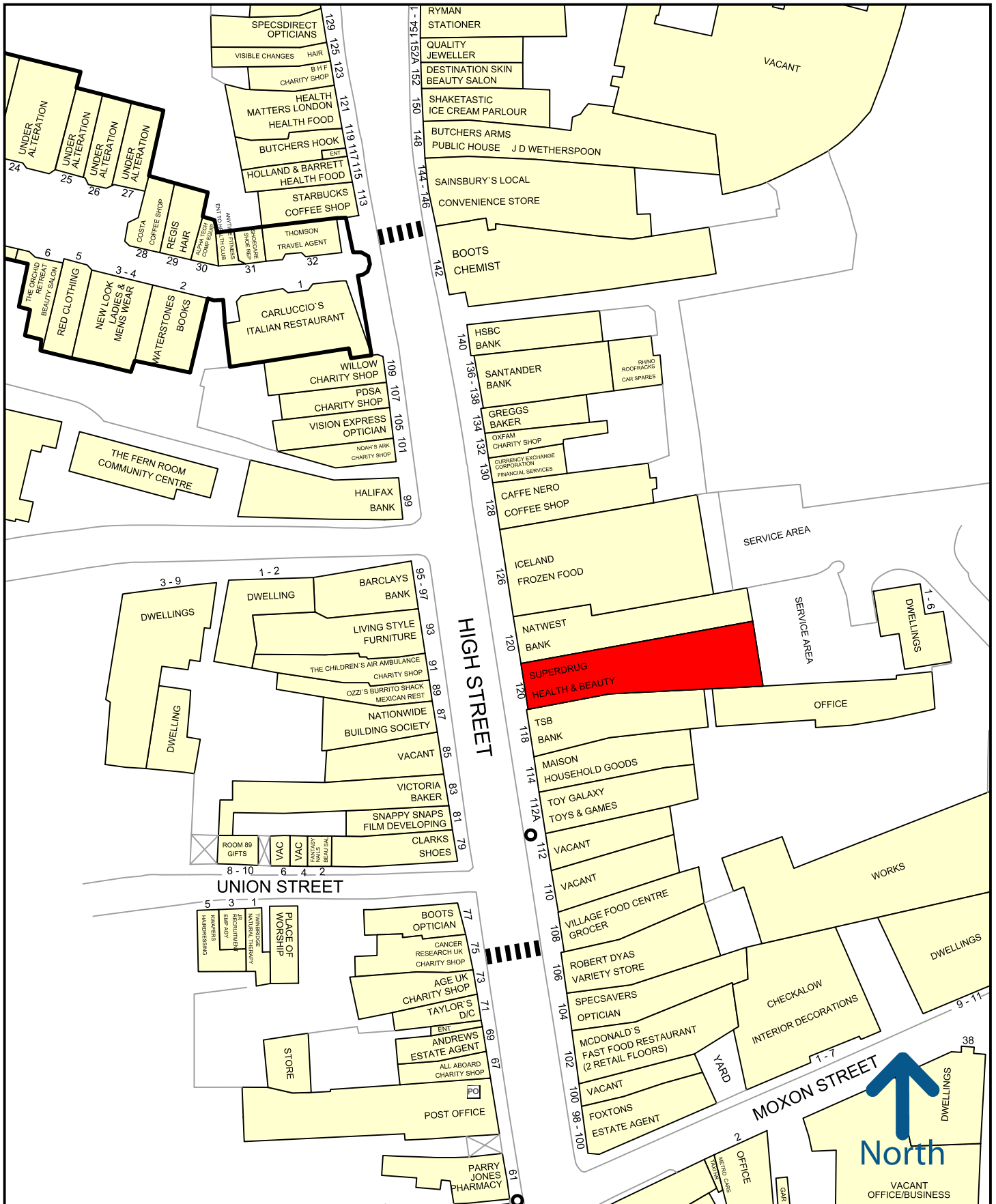
EPC

An Energy Performance Certificate (EPC) is available upon request. The property has an Asset Rating of E (106).

VIEWING

Strictly by appointment through VDBM on 01923 845222

DRAFT DETAILS AWAITING CLIENT APPROVAL



50 metres

Experian Goad Plan Created: 08/10/2018
Created By: Van De Berg Management Ltd