



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



**112a High Street
Barnet EN5 5XQ**

**COMMERCIAL UNIT TO RENT ON BUSY HIGH STREET
(2,073 SQFT - CLASS-E)**

Summary

- Prominent **commercial** property (**Class-E**) to rent
- Unit arranged entirely over the **ground floor** extending to **2,073sqft** (NIA) with **double frontage** onto **the High Street**
- Likely to appeal to a range of occupiers including, **coffee shops, restaurants, retailers** or **healthcare providers** amongst others
- Unit is located at the centre of **Barnet's busy high street** and benefits from neighbouring retailers including **McDonalds, Boots, Natwest & Iceland**
- We are guiding **£45,000pax** (£22psf) + **VAT** for a **new FRI lease** direct with landlord

Description

Rare opportunity for an occupier to secure a **lock-up retail unit** on the busy **High Street** in **Barnet**.

Property benefits from **double fronted shop front** and was **previously occupied by 'Toy Galaxy'** who have **now vacated**.

Accommodation (**2,073sqft NIA**) is all on the **ground floor**, with **open plan layout**, with **WC, kitchenette** and **small store room** to the rear. Space also benefits from a **rear access door** for **loading**.

Bus stop is **directly outside** the property, creating **strong footfall** and **presence**.



Location

Barnet is positioned 11-miles to the North West of Central London.

Located within the M25, Barnet benefits from excellent transport links by road and train. Key road networks include A406 (North Circular), M25, A1 and M1.

By public transport, High Street Barnet station can be accessed via the Northern Line (underground) or alternatively the East Coast Main Line (National Rail) provides trains from New Barnet Station.



PROPERTY ADDRESS

112a High Street
Barnet
EN5 5XQ

Business Rates

From the **VOA**, we would **estimate rates payable** to be **£25,200pa.**

We would recommend all interested parties to **make their own enquiries** with the **London Borough of Barnet** for confirmation.

Service Charge

The landlord has agreed that **no service charge** will be payable.

Terms

We are guiding **£45,000pax (£22psf)** for a **new FRI lease** direct with landlord. **VAT is applicable** on the rent.

Viewings

Contact the **Henshall & Partners** team who are appointed as sole leasing agents to arrange a viewing.

CONTACT US

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