MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
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COMMERCIAL UNIT FOR SALE – let & income producing

(Ground floor only – upper flat not part of sale*)



HIGH STREET, BARNET, HERTS EN5 5SZ

Located at the popular Hadley Green end of the High Street (A1000), sitting amongst mainly independent traders, this commercial unit is offered to the market, with a long leasehold interest, offered as an investment opportunity.

The area is served by public transport with buses passing the property and High Barnet underground station is approximately two thirds of a mile away.

Viewings by appointment only

£275,000 - Long (999 years) Leasehold Interest of the Ground Floor – Investment Opportunity

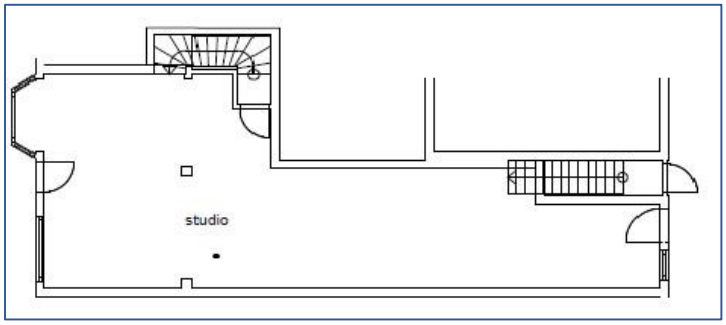
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NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

Description:

Newly let to an established fitness group with other premises, and currently fit out. New lease for a term of 10 years – further details available upon request.

The photographs below are stock images showing the property as configured previously, with a main 'L' shaped retail area, and with the addition of a small rear room leading out to the back entrance (not depicted in the plan below).



(Note: Drawing is not to scale and is for identification purposes only)

Accommodation:

Front Area – **6.17m x 5.86m (20'3 x 19'3)**
Mid Area – **7.16m x 3.12m average (23'6 x 10'3)**
Rear Room – **3.35m x 2.28m (11' x 7'6)** with door to rear passageway

Currently fitted with a counter top and sink in the front area, and with WC.

GROSS INTERNAL AREA: 713ft² (66.23m²)

CEPC Rating: C56 - *full details available upon request.*

The seller has the freehold over the building and currently has an AST over the first floor flat. Our instructions are to secure a buyer of the long leasehold interest of the commercial element, but sensible offers for the entire building may be considered by the seller.

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