

TO LET

LOCK UP A1 UNIT



## 10 WESTERN PARADE GREAT NORTH ROAD BARNET, EN5 1AD

This A1 lock up unit is located on the western side of the road, close to the *Everyman* cinema.



The unit fronts onto a service road, and is situated within a mixed retail parade of independent traders & established names such as; *Costa*, *Ladbrokes*, and a *Tesco express* (in the opposite parade).



There is a good traffic flow along the Great North Road (A1000) with several bus routes serving the area. High Barnet Northern Line station is within half a mile.

**AVAILABLE IMMEDIATELY**  
**New lease – No Premium**

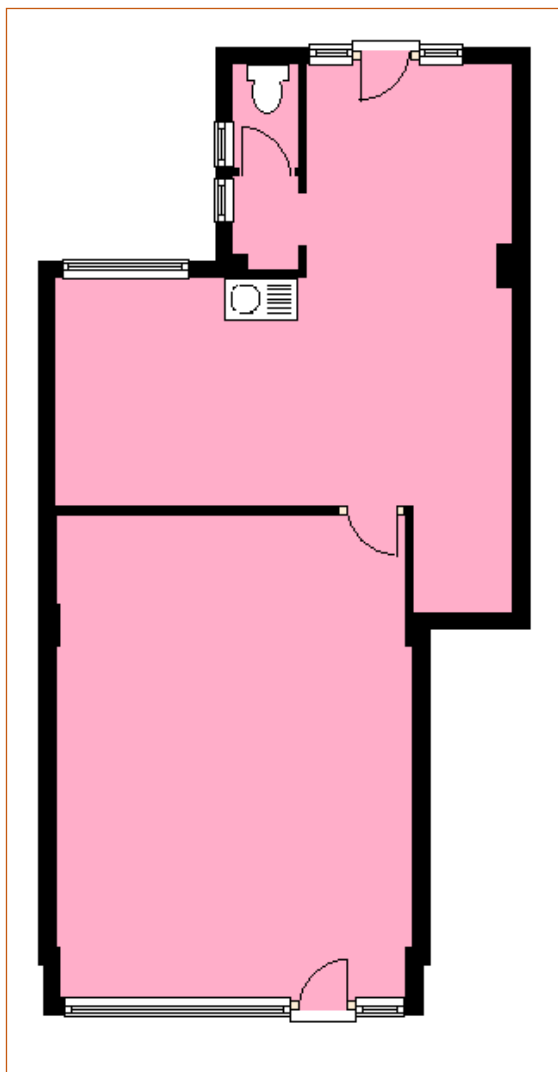
**RENT: £18,000 PAX**

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.maudertaylor.co.uk](http://www.maudertaylor.co.uk) – 020 8446 0011



# MAUNDER TAYLOR



**Front Retail Area:** Approximately 19' ( 5.79m) deep with an average width of 14'3( 4.34m )

**Rear ancillary space:** Maximum 17'10 (5.44m) wide narrowing to 11'2 (3.40m) - including WC area.

**Rear Yard** Approximately 21' x 18' (6.40m x 5.49m) – split level, with a gate onto rear service road.

Electric security shutter to shop front.

**GIA APPROX: 546ft<sup>2</sup> (50.73m<sup>2</sup>)**

**Lease Terms:** New lease to be agreed – no premium

**Legal Fees:** Each party to be responsible for their own costs.

**Business Rates:** According to the VOA web site, the 2017 Rateable Value is £11,500. **This is NOT the amount of rates payable.** For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			100
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		76	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			100
(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			
England, Scotland & Wales			

Reference: WP10



**NB: in accordance with the Estate Agents Act, please note that one of our Partners has an interest in the property.**

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