

TO  
LET

**LOCK UP RETAIL UNIT – ADJACENT PARADE TO  
TOTTERIDGE & WHETSTONE UNDERGROUND STATION**

APPROX 696ft<sup>2</sup> (64.6m<sup>2</sup>) GIA



## TOTTERIDGE LANE, TOTTERIDGE, N20

These premises form part of a terrace of mixed, mainly independent users in close proximity to Totteridge & Whetstone Northern line station.

The premises benefit from a modern shop front and additional storage space in the rear yard, and are available due to the current locksmith occupier relocating – ready for occupation Autumn 2018.

**RENT £24,000 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



## Accommodation

Overall the unit has a depth of approximately 48ft (14.63m), and an overall width averaging approximately 14'6 (4.42m) – this overall area includes the retail space, WC, kitchenette, and at present a partitioned rear office/stock area.

The back door to the rear of the unit leads out to a rear yard, once providing parking, but now with an additional storage shed which will remain for the benefit of the ingoing tenant.

## Lease Terms:

New lease, terms to be agreed.

## Legal Fees:

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

## Business Rates:

According to the VOA website, the 2017 Rateable Value is £19,500. This is NOT the amount of rates payable - for the actual amount of rates payable, interested parties are advised to make their own enquiries to the London Borough of Barnet.

CEPC: Available on request.

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

