

TO LET

LOCK UP SHOP UNIT



HIGH ROAD, WHETSTONE, N20

Vacant, lock up retail unit, situated in a prime High Road position

Located on the eastern side of the High Road (A1000) - close to the junction with Chandos Avenue.

Currently arranged as opticians – the unit is finished to a high standard with fitted display & storage units. The premises benefit from a modern glass shop front. Beyond the front retail space is a consulting/treatment room, kitchen/office and WC, and a parking space to the rear.

Totteridge & Whetstone (Northern Line) and Oakleigh Park (Mainline), are the nearest stations serving the general area. The High Road is served by several bus routes.

Whetstone has a good array of retail premises, restaurants & coffee shops - including;
M&S Food Hall, Waitrose, Boots, Costa and Pizza Express.

RENT: £25,000 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.maunder-taylor.co.uk – 020 8446 0011





Accommodation (all sizes are approximate):

- An internal width of 13'9 (4.18) widening to 14'2 (4.31m).
- Overall build depth is 45'1 (13.75m).
- Front retail space of 13'9 x 23'4 (4.18m x 7.10m) measured into storage units.
- Consulting/treatment room of 8'10 x 12'8 (2.70m x 3.86m).
- Kitchen/office of 6'11 x 9'3 (2.10m x 2.82m) with sink and drainer.
- WC.
- Singular parking space to rear.

APPROX. 623 ft² (58 m²) GIA

Legal Fees: In-going tenant to pay the landlord's reasonable legal costs.

Lease: New lease, terms to be agreed.

Business Rates: **According to the VOA website, the 2017 Rateable Value is £21,250.** 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 upon 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 – 020 8446 0011