



## Retail Unit TO LET

**14-15 Onslow Parade, Hampden Square, London, N14 5JN**

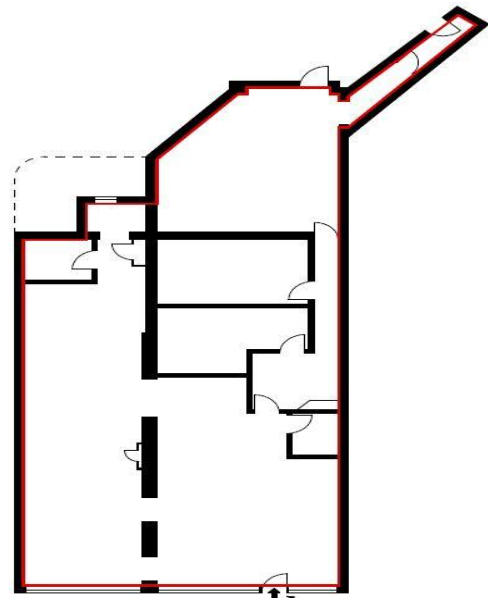
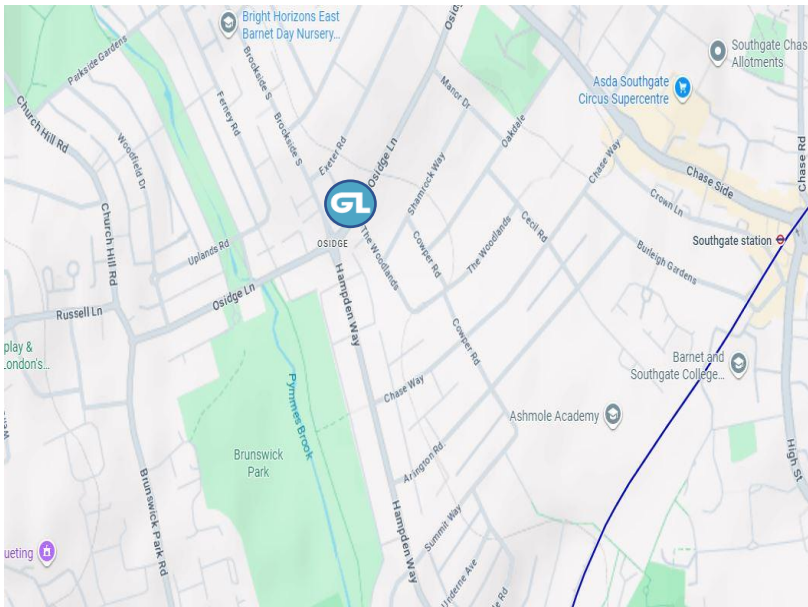
**1,542 SQ FT (143.28 SQ M.)**

**Location:** Ideally situated within a prosperous North London suburb, this property occupies a prominent position within an established parade in Southgate, a highly sought-after area of the London Borough of Barnet. Located approximately 8.5 miles north of Central London, the site benefits from strong connectivity; the nearby A406 North Circular provides easy access to the A10, M1, and M11, while Southgate Underground Station offers direct Piccadilly Line services for commuters.

The unit itself is strategically anchored within Onslow Parade at the intersection of Brookside, Osidge Lane, and Hampden Way. This affluent catchment area ensures consistent footfall, bolstered by a vibrant mix of neighboring occupiers including Tesco Express, Domino's Pizza, and William Hill. Surrounded by a blend of established national brands and popular local traders, the property represents a prime opportunity in one of North London's most resilient retail locations.

**Description:** The ground floor features two interconnecting units benefiting from both front and rear access points. The interior is well-appointed with air conditioning, suspended ceilings, and energy-efficient LED lighting. Externally, the property boasts a large glazed frontage that offers excellent brand visibility with security roller shutters. The property benefits from dedicated parking available to the rear supplemented by ample unrestricted parking on the neighboring roads, making it highly accessible for both staff and clientele. The current Lease ends in October but may be able to vacate sooner.

- GL POPULAR LOCATION**
- GL NEW LEASE**
- GL FLEXIBLE SPACE**
- GL PARKING**
- GL NO PREMIUM**
- GL AIR CONDITIONING**



**TENURE:** Leasehold

**TERMS:** A new lease for a term to be agreed with upwards only rent review.

**RENTAL:** £50,000 per annum

**SERVICE CHARGE:** There is a biannual service charge of £610.14 which included waste management.

**VAT:** VAT is not applicable.


**INSURANCE:** The insurance contribution for this year is £488.25.

**EPC:** The NDEA EPC for this property is 'C'.

**RATES:** The current rateable value for the property is £31,500 (**This is not the amount you will pay**). For more information please [click here](#) or contact the local authority (Barnet).

**REFERENCING:** A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

**LEGAL COSTS:** Each Party To Be Responsible For Their Own Legal Costs.

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## Viewing & further information

Strictly by prior appointment

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