



## Prime A1 Retail Premises To Let

46-48 HIGH STREET, BARNET, HERTFORDSHIRE EN5 5SJ

1,400 SQ FT (130.06 SQ M.)

**Location:** The property is situated on one of Barnet's busiest High Streets and boasts a return frontage onto Park Road. Barnet High Street is host to numerous shops, restaurants and amenities with nearby occupiers including Dominos, McDonalds and Tesco Express. High Barnet London Underground Station is located approximately 0.4 miles from the property, providing direct Northern Line services to Central London (King's Cross St. Pancras in 28 minutes).

**Description:** A prominent double fronted ground floor A1 retail property with return frontage on Park Road. A new lease to be agreed direct from the Freeholders. The property benefits from a heavy student footfall from the local college and a bus stop outside of the property.

- GL** Sought-after High-Street location
- GL** Security Roller Shutters & Alarm System
- GL** Close to High Barnet Underground Station
- GL** Moments away from Barnet & Southgate College



**Tenure:** Leasehold.

**Terms:** A new Full Repairing & Insuring lease for a term of 10 years subject to rent review at year 5.

**Rental:** £45,000 Per Annum.

**Service Charge:** None Applicable.

**Rates:** Currently being reassessed by the Local Authority.

**EPC:** Energy Performance Certificate (Non Domestic Building) Rating 'C'.

**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.

## Viewing & further information

Strictly by prior appointment

Danny Pincus

Tel. 020 8952 6434

[danny@goldsteinleigh.com](mailto:danny@goldsteinleigh.com)

Aharon Goldstein

Tel. 020 8952 6434

[aharon@goldsteinleigh.com](mailto:aharon@goldsteinleigh.com)

**MISREPRESENTATION ACT 1967** Messrs. Goldstein Leigh for themselves and for the vendors or lessors of this property whose agents they are given notice that: I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contracts; II) all descriptions, dimensions, references to the condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser(s) or tenant(s) should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; III) no person in the employment of Goldstein Leigh has any authority to make or give any representation of warranty in relation to this property; III) all rentals and prices are quoted exclusive of VAT. There is a charge