

New lease - Class E use - Corner unit - Flexible space 500 - 2,000 sq ft

29-31 Friern Barnet Road, London, N11 1NE



LOCATION:

The subject property occupies a prominent corner position at the junction of Friern Barnet Road and The Avenue. The location has excellent transport links with New Southgate railway station and Arnos Grove tube station (Piccadilly Line) both a short walk away.

Nearby occupiers include a **Co-Op, Alzo Café, Spice Gate Restaurant, Kennedy's Fish, Costa Coffee, and Sainsbury's Local.**

TERMS:

New lease direct with the landlord for a term to be agreed.

RENT:

£22,500 per annum exclusive.

ACCOMMODATION:

The units are arranged over ground floor and basement and will be amalgamated to create the following approximate net internal floor areas:

Ground Floor Sales: 1,040 sq ft (96.62 sq m)

Ground Floor Ancillary: 118 sq ft (10.96 sq m)

Basement Ancillary: 1,100 sq ft (102.19 sq m)

An additional ground floor sales/ancillary area of 820 sq ft (76.18 sq m) can be made available to create a combined unit of up to 1,978 sq ft (183.76 sq m). The shops can also be leased separately providing a sales area of just over 500 sq ft (46.45 sq m) each.

USE:

The property benefits from Class E use - offering flexibility between multiple uses including retail, restaurant, professional services, office, gym & light industrial.

LEGAL COSTS:

Each party is to be responsible for their own legal costs.

EPC:

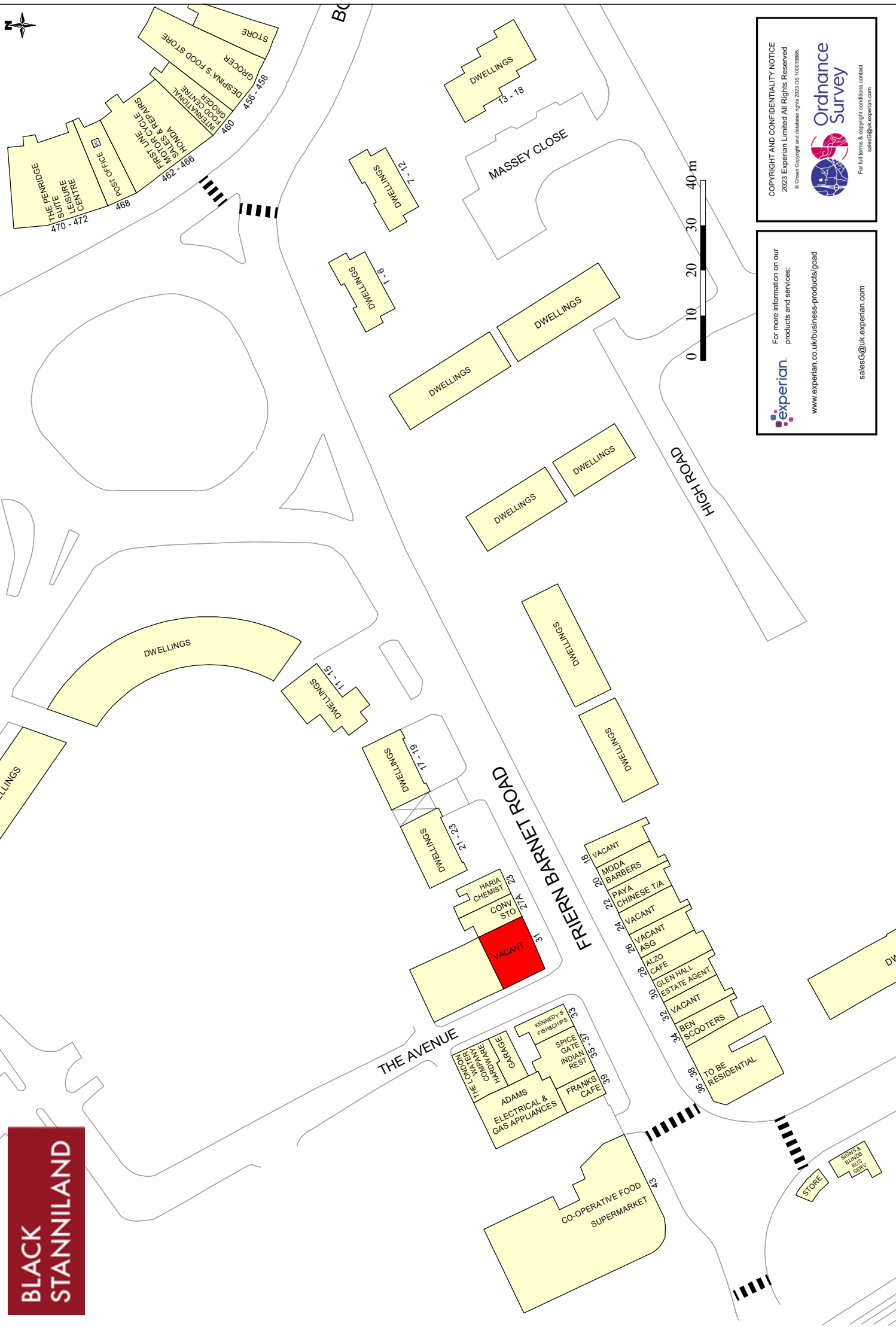
Available on request.

RATES:

A reassessment will be required to reflect the new configuration.

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