



CLASS E UNIT TO LET IN FRIERN BARNET

**107 FRIERN BARNET ROAD, BARNET,
LONDON, N11 3EU**

Location:

The property is located in Friern Barnet in North London approximately 7 miles north of Central London. Friern Barnet Road is a busy route between North Finchley and New Southgate. New Southgate Station (National Rail Services) and Arnos Grove Station (Piccadilly line) are located a short walk away from the subject property.

Nearby occupiers consist of various well-established independent operators.

Accommodation:

The unit is arranged over the Ground Floor only and has the following approximate net internal areas:

Ground Floor: 1,000 sq. ft. (78.04 m²)

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.



Rent:

O.I.E.O £30,000 per annum exclusive.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

