

The Spires Barnet Unit 28

TO LET – SUBJECT TO VACANT POSSESSION



LOCATION

Barnet is located approximately 11 miles North West of Central London, and is directly connected via the Northern Line at High Barnet Station. Spires is situated right at the heart of Barnet, with a core catchment of 111,000.

The centre benefits from the anchor tenant of **Waitrose**, who have recently committed their long term future to Spires. Other notable adjacencies to the subject unit include **Waterstones**, **Anytime Fitness** and **H&M**

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor:	900 sq ft	84 sq m
First Floor:	339 sq ft	32 sq m

LEASE TERM

Available by the way of an assignment of the existing lease, expiring 15th of April 2027.

Alternatively, a short-term sub-lease to expiry – further details on request.

RENTAL

£50,000 pa

SERVICE CHARGE

£11,355 pa.

INSURANCE

£639 pa.

RATING

The property is assessed for rates as follows:

Rateable Value 2023:	£33,500
UBR 2023/24:	49.9p
Estimated Rates Payable:	£16,650 pa

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

EPC

Available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

Hugo Mackichan

07534 438411

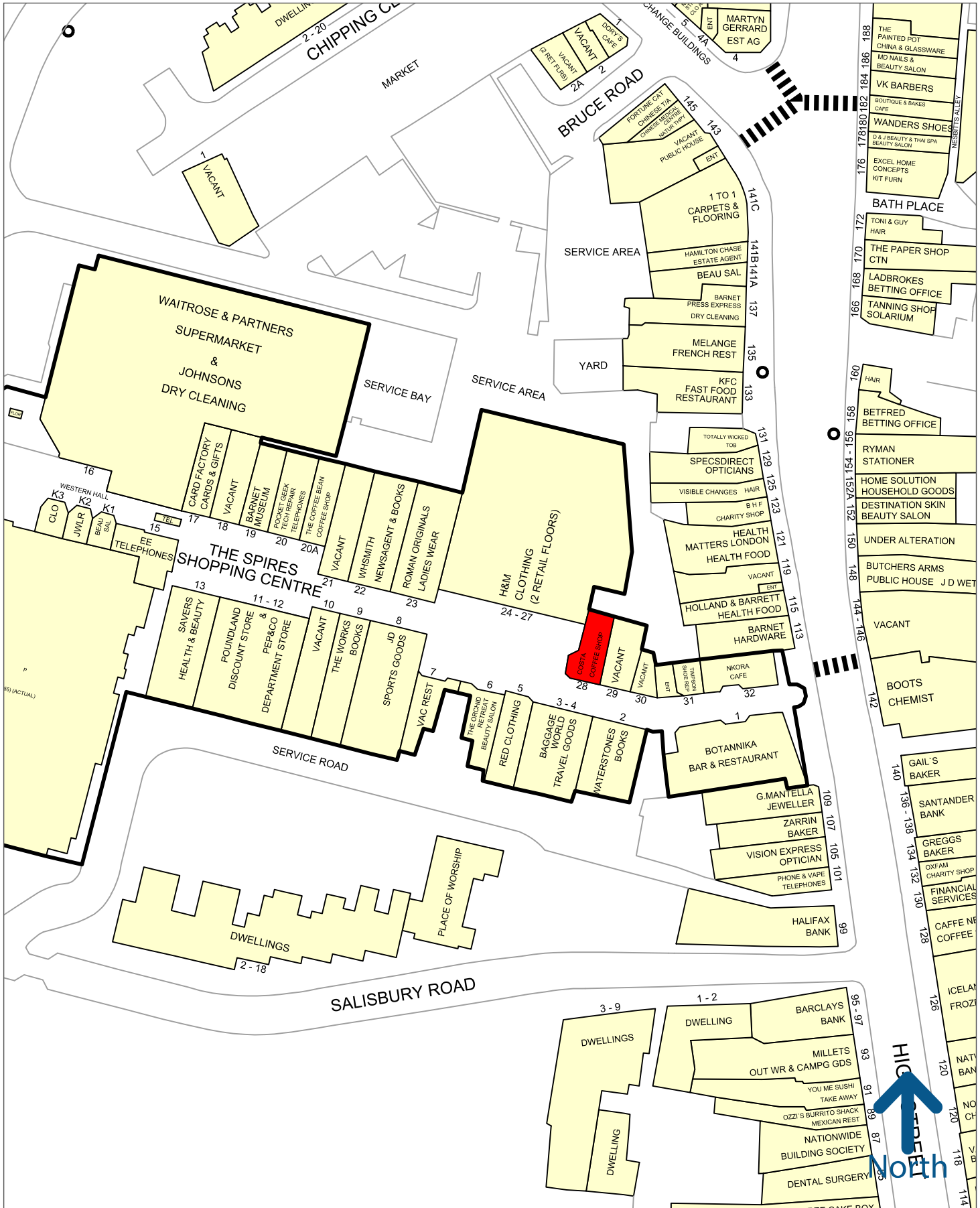
hugomackichan@fmx.co.uk

Filippa Mudd

07917 034807

filippamudd@fmx.co.uk

Date: February 2024



50 metres

Experian Goad Plan Created: 13/02/2024
Created By: FMX

Copyright and confidentiality Experian, 2023. © Crown
copyright and database rights 2023. OS 100019885

For more information on our products and services:
www.experian.co.uk/business-products/goad | salesG@uk.experian.com

