

The Spires Barnet

Unit 29

TO LET



LOCATION

The Spires Shopping Centre offers prime retail space in Barnet and benefits from Waitrose as its anchor tenant. The subject premises is well-located within the scheme, positioned adjacent to **Anytime Fitness**, and opposite **Waterstones** and **Mama Fifi**.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor:	721 sq ft	67 sq m
First Floor:	783 sq ft	73 sq m
Total:	1,504 sq ft	140 sq m

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agree.

RENTAL

£30,000 pax

SERVICE CHARGE

£12,988 pa.

INSURANCE

£775 pa.

RATING

The property is assessed for rates as follows:

Rateable Value 2023:	£20,750
UBR 2025/26:	49.9p
Estimated Rates Payable:	£10,354

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

EPC

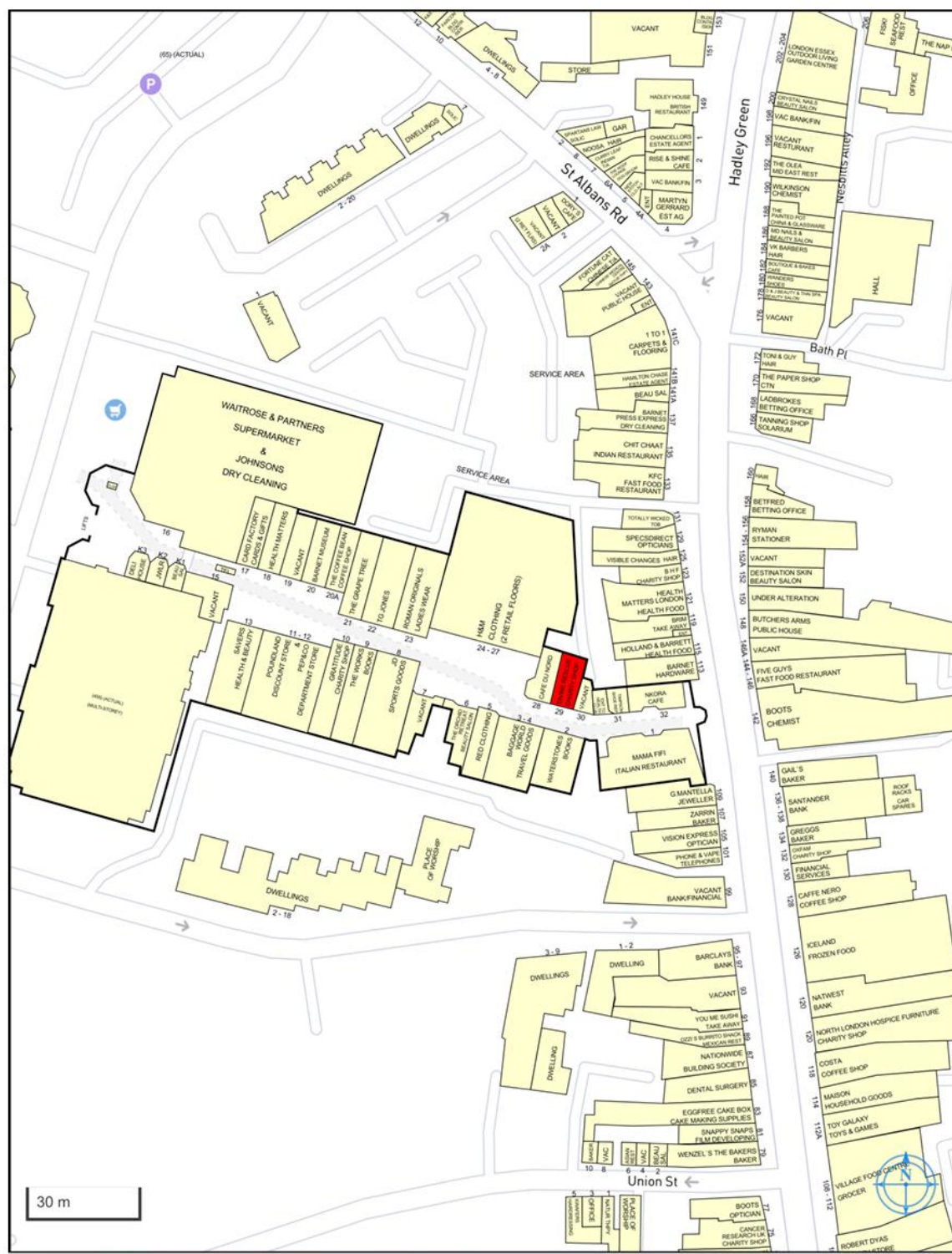
Available on request.

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

India Bebb
07960 023864
indiabebb@fmx.co.uk

Filippa Mudd
07917 034807
filippamudd@fmx.co.uk