

The Spires Barnet Unit 3-4

TO LET



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**, **Mama Fifi's** and **H&M**

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor:	1,959 sq ft	182 sq m
First Floor:	1,244 sq ft	116 sq m

LEASE TERM

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

RENTAL

On Application

SERVICE CHARGE

£29,335 pa.

INSURANCE

£1,652 pa.

RATING

The property is assessed for rates as follows:

Rateable Value 2023:	£70,000
UBR 2023/24:	51.2p
Estimated Rates Payable:	£35,140 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

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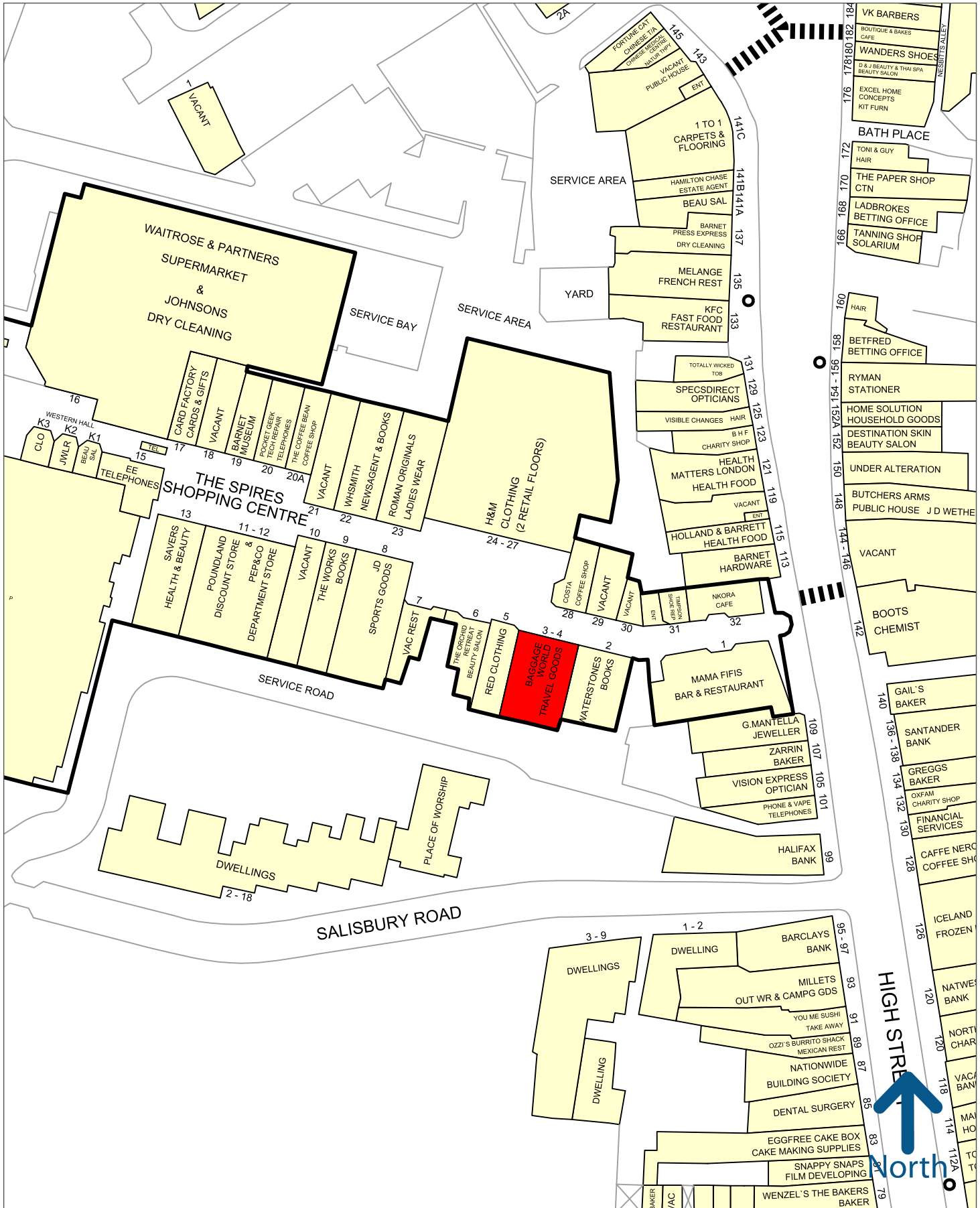
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Date: February 2024



50 metres

Experian Goad Plan Created: 12/02/2024
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