

The Spires Barnet

Unit 3-4

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, adjacent to **Waterstones** and opposite **Anytime Fitness** 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	156 sq m
Total:	3,203 sq ft	298 sq m

LEASE TERM

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

RENTAL

On Application

SERVICE CHARGE

£27,660 pa.

INSURANCE

£1,652 pa.

RATING

The property is assessed for rates as follows:

Rateable Value 2026:	£55,000 pa
UBR 2026/27: Estimated	43p
Rates Payable:	£23,650 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.