

# 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:	<b>1,959 sq ft</b>	<b>182 sq m</b>
First Floor:	<b>1,244 sq ft</b>	<b>156 sq m</b>
<b>Total:</b>	<b>3,203 sq ft</b>	<b>298 sq m</b>

#### 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 2023:	<b>£55,000 pa</b>
UBR 2025/26:	<b>55.5 p</b>
Estimated Rates Payable:	<b>£30,525 pa</b>

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

#### EPC

Available on request.

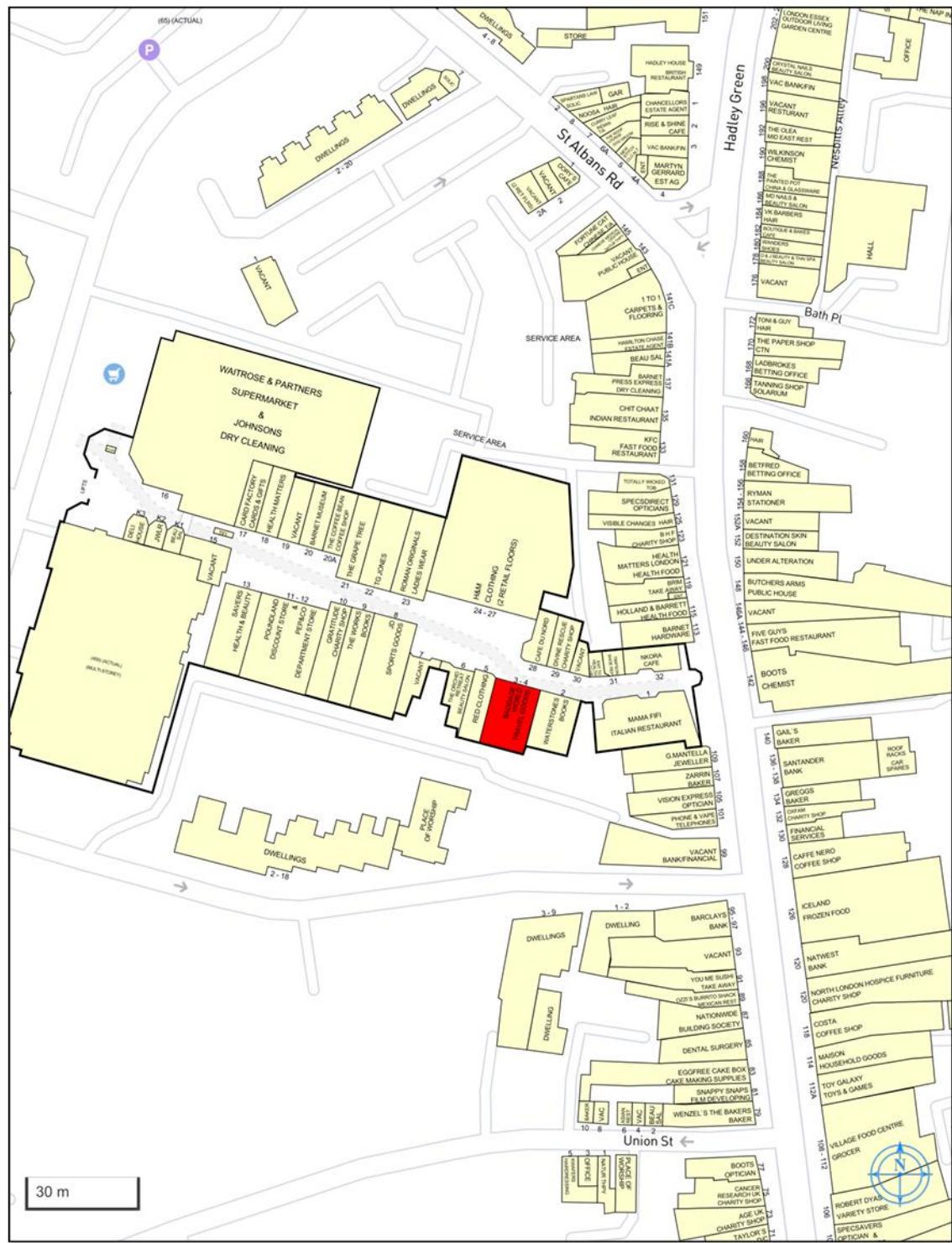
#### LEGAL COSTS

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.

Date: November 2025



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