

COMMERCIAL ESTATE AGENTS & VALUERS

**LOCK UP SHOP
TO BE LET
6 ALSTON ROAD, BARNET, HERTS EN5 4ET**



LOCATION

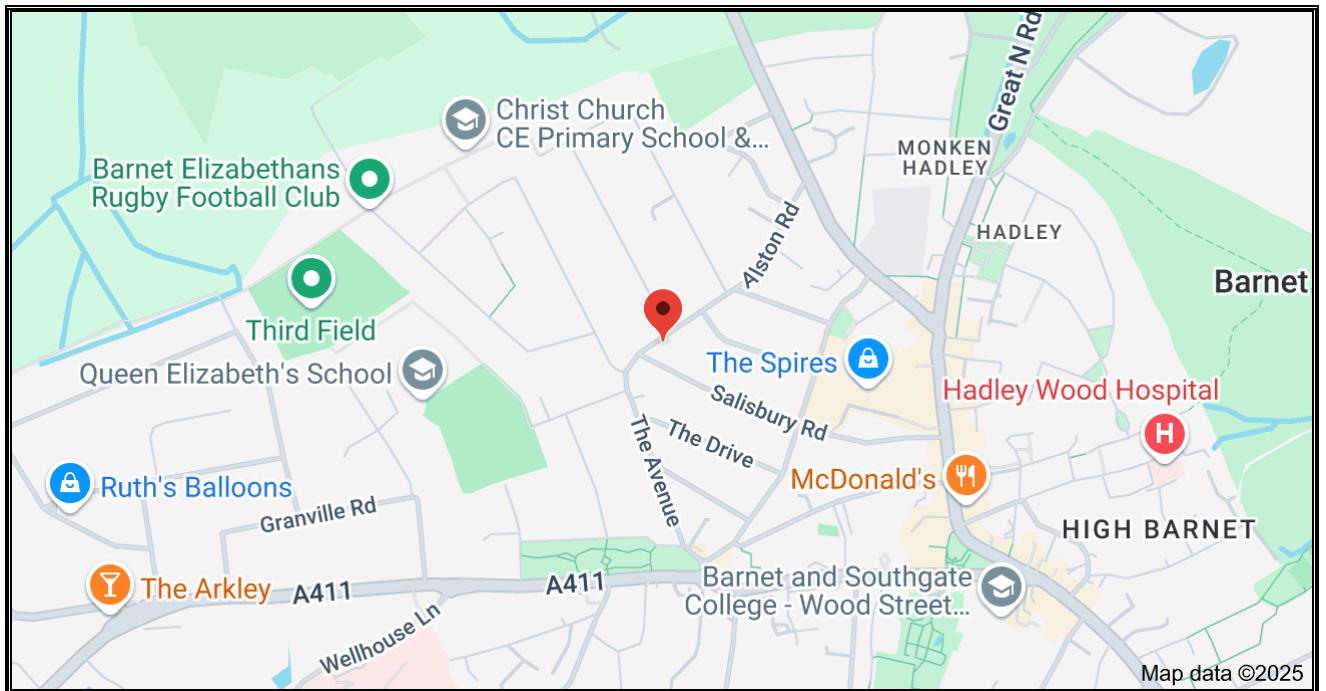
The premises are situated in a small neighbourhood parade, serving the local community, close to the junction with Salisbury Road. The Spire Shopping Centre and High Street are within easy walking distance.

All Transactions are Subject to Contract

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NOTE: These particulars are intended for general guidance only. Your attention is drawn to the notice appearing overleaf.



LOCATION The premises are situated in a small neighbourhood parade, serving the local community, close to the junction with Salisbury Road. The Spires Shopping Centre and High Street are within easy walking distance.

ACCOMMODATION Comprises a lock up shop which has been trading as a hairdresser for many years. The shop benefits from electronic shutters, central heating, laminate flooring, kitchen and rear yard.

The premises affords the following approximate dimensions and floor area:

Frontage	17'10
Max internal width	17'2
Depth	35'8
Sales area	352 sq ft
Rear room	234 sq ft
Total area	586 sq ft

LEASE A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals if applicable.

RENT £14,000 per annum exclusive.

RATES Obtained from the www.voa.gov.uk website the rateable value for 2024/2025 is £10,000 and currently will receive 100% relief under the Small Business Rates scheme. Interested parties should confirm annual rates payable with the Rating Authority.

EPC C.

LEGAL COSTS Each party to be responsible for their own legal costs incurred.

VIEWING Strictly by appointment through sole agents as above.





Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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- (iv) all rentals and prices quoted in these particulars will in addition be subject to VAT, where applicable;
- (v) Michael Berman & Co (and their joint agents where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
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