

3-5 Wellington Parade,
141 High Street,
Barnet, EN5 5UZ

MARTYN GERRARD
COMMERCIAL



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E- Commercial
Business &
Service

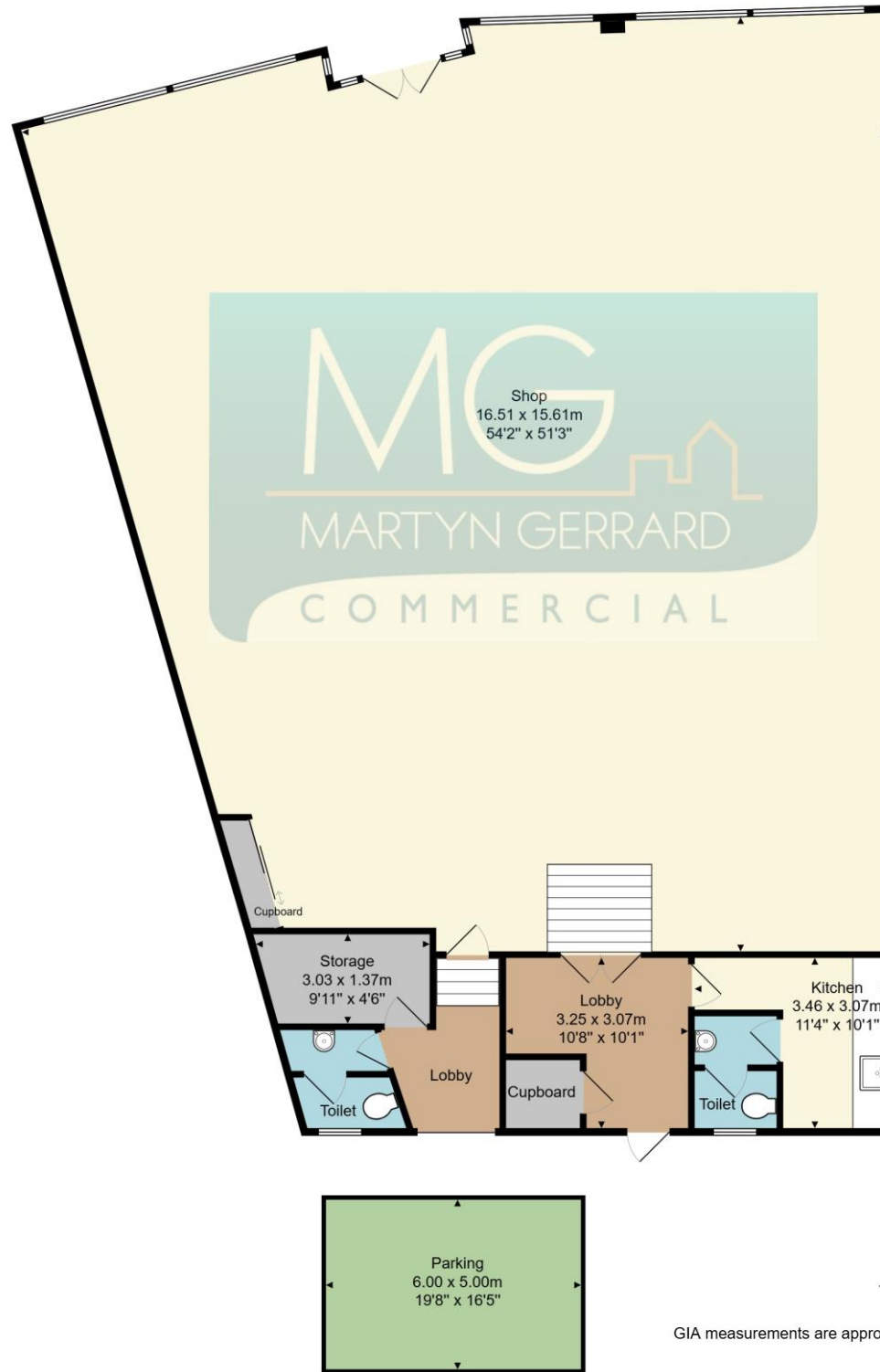
Ground floor
Shop

Leasehold
(998 years)

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Total Ground
Floor Area

232.25 M²
(2,500 ft²) approx.



Ground Floor

Total Area: 255.8 m² ... 2754 ft²

GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation

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Ground Floor
Shop

Leasehold
(998 years)

£1,050,000

DESCRIPTION

An exceptional chance to acquire a virtual freehold (998-year lease) interest in a prominent Barnet retail asset, located close to the Spires Shopping Centre and High Barnet Station.

This versatile 2,500 sq ft property offers a wide frontage with extensive window space for strong brand visibility, complemented by rear servicing access to facilitate smooth deliveries. The layout provides optimal flexibility, ideal for retail, leisure or showroom.

Parking for 5 vehicles – a rare advantage for staff and customers

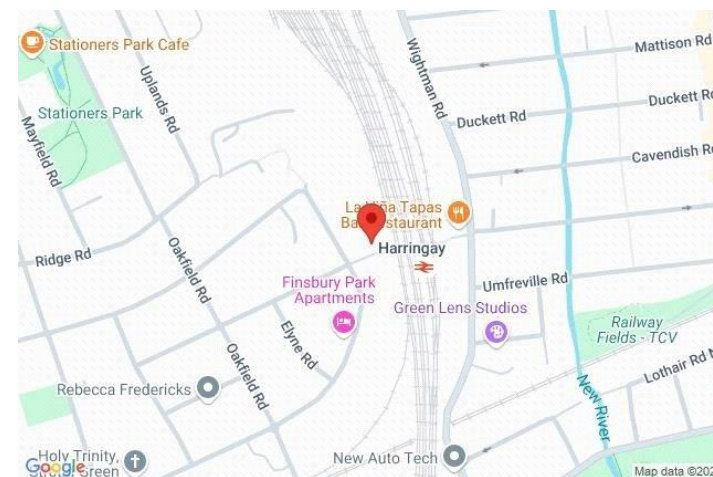
Tenure:
Virtual freehold (998 years lease)

BUSINESS RATES

All interested parties are advised to satisfy their own queries directly with the Local Authority in this regard.

LOCATION

An excellent opportunity to lease a spacious retail premises in a prime High Barnet location, just moments from the Spires Shopping Centre which houses many high street favourites including Waitrose, H&M, JD Sports, Waterstones and the NCP multi-storey car park. High Barnet Station Northern Line station is within a short walk, as are bus routes.



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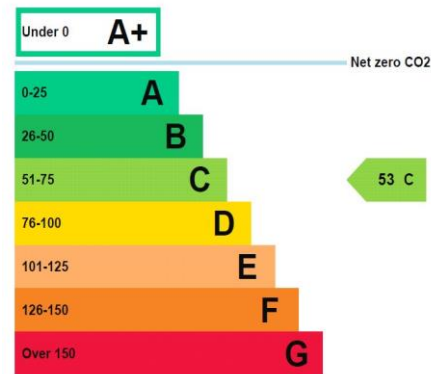
METHOD OF SALE

Both parties responsible for their own legal costs.

VIEWINGS

Viewings are strictly by appointment. Please contact Martyn Gerrard Commercial Department to make an appointment.

EPC This property's energy rating is C.



IMPORTANT NOTICE

Maps are reproduced for Martyn Gerrard, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

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FURTHER INFORMATION

Further technical information relating to the property is available at:

www.martyngerrard.co.uk

CONTACT

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