

# MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS  
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

## LOCK UP SHOP – TO LET



### 35a HIGH STREET, BARNET, EN5 5UW

Situated in Barnet High Street, this former barber shop is surrounded by a number of other independent shops, restaurants & coffee shops - as well as the more familiar *Costa*, *McDonald's* and *Tesco Express* - with *High Barnet underground station (Northern Line)* situated approximately a quarter of a mile away.

**The property is available for immediate occupation.**

(Please enquire regarding the fixtures & fittings as shown in the photos)

*(Viewings, strictly by appointment only)*

**RENT: £24,000 PAX**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, RG MAUNDER TAYLOR AMAE MRICS MIRPM  
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

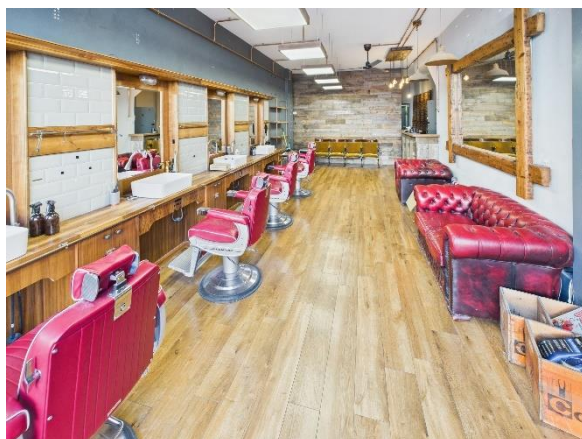
NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

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## Accommodation:

Currently arranged as a barber shop, with a main area of 31'9 x 16'3 (9.6m x 4.8m) plus two further rooms; 14'4 x 11.9 (4.3 x 3.6m) & 11'8 x 9'9 (4.3m x 3m) – following onto a kitchenette, WCs & storage.

From the rear room there is a door leading to a fenced back yard.

**GIA: 925ft<sup>2</sup> (85.9m<sup>2</sup>)**

## Lease Term:

New Lease to be agreed.

## Legal Fees:

Each party responsible for their own costs.

## Business Rates:

According to the VOA web site, the 2026 **Rateable Value** is £19,500. This is NOT the amount of rates payable. For the actual rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.



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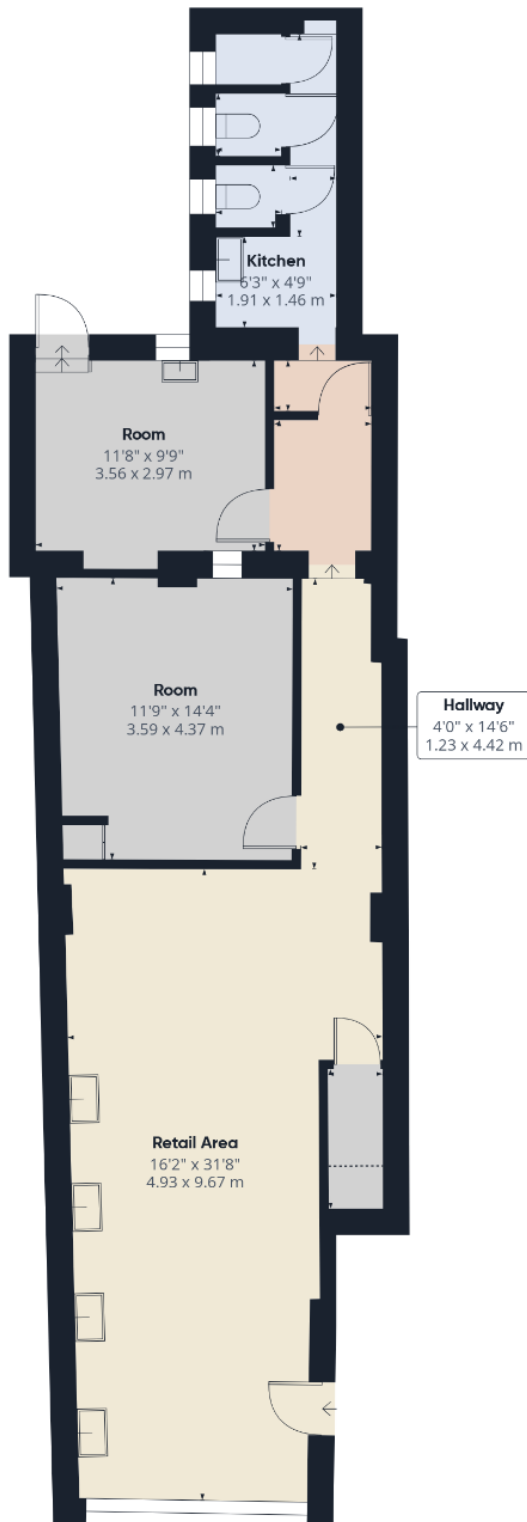
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