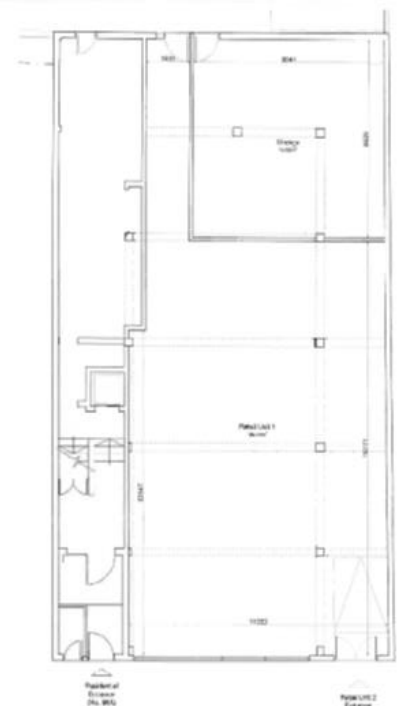


## TO LET

### SPACIOUS A1/A2 UNIT (GROUND FLOOR)

86-90 EAST BARNET ROAD, LONDON, EN4 8RQ

2,137 sq ft (199 sq m) – Split Available (895/950 sq ft)



Existing Floor Plan

### LOCATION

The property is situated at the northern end of East Barnet Road, close to a Sainsbury's Superstore and various local and boutique retailers and restaurant occupiers, including Pizza Hut, Ladbrokes and a Shell Petrol Station opposite with a Londis convenience store. There is also a plumbing and building supplies known as Fayers, opposite the property.

New Barnet train station is close to the property, providing a regular overground train service into the City every 20 minutes, with a journey time of approximately 30 minutes. High Barnet Underground Station (Northern Line) and Cockfosters Underground Station (Piccadilly Line) are approximately 1 mile from the property.

GOOGLE MAPS - [LINK](#)



## DESCRIPTION

The property comprises a double fronted unit in shell condition. The unit benefits from rear access from Margaret Road with car parking for one vehicle. The unit has the potential to be sub-divided, subject to the necessary consents.

## LEASE

A new effective Full Repairing and Insuring leases contracted outside the Landlord and Tenant Act is available direct from the landlord for a term to be agreed.

## RENT

Option 1	Entire Ground Floor - £50,000 per annum exclusive.
Option 2	Proposed Unit 1 - £27,000 per annum exclusive.
Option 3	Proposed Unit 2 - £27,000 per annum exclusive

## FLOOR AREA

Floor	m <sup>2</sup>	ft <sup>2</sup>
Entire Ground	199	2,137
Proposed Unit 1	83.14	895
Proposed Unit 2	88.25	950

## EPC

Available upon request

## LEGAL COSTS

Ingoing tenant to be responsible for both parties reasonable legal costs.

## POSSESSION

Available upon completion of legal formalities.

## BUSINESS RATES

**Local Authority: London Borough of Barnet**  
**Rateable Value: TBC**

Interested parties are advised to make their own enquiry.

## VIEWINGS

Strictly through Robert Irving Burns:

**Henry Bacon**  
 Tel: 020 7927 0646  
 Email: [henry@rib.co.uk](mailto:henry@rib.co.uk)

**Jonny Novick**  
 Tel: 020 7927 6575  
 Email: [jonny@rib.co.uk](mailto:jonny@rib.co.uk)