

Tarn
&Tarn

**SELF-CONTAINED
E-CLASS PREMISES
1,726 FT²**



DESCRIPTION

The available accommodation comprises a self-contained commercial unit arranged over the ground and lower ground floor. The premises benefits from a prominent frontage and is equipped with modern amenities, including an air conditioning system, entry phone system, and CCTV. The property features two bars on separate floors, providing ample space for business operations and customer service. The commercial unit ideally suits a variety of E-Class businesses, excluding Restaurant and Bar Use.

SUMMARY

- A/C System
- Self-Contained
- Prominent Frontage
- CCTV
- W/C Facility
- High Street Location
- Heavy Footfall
- Alcohol License





LOCATION

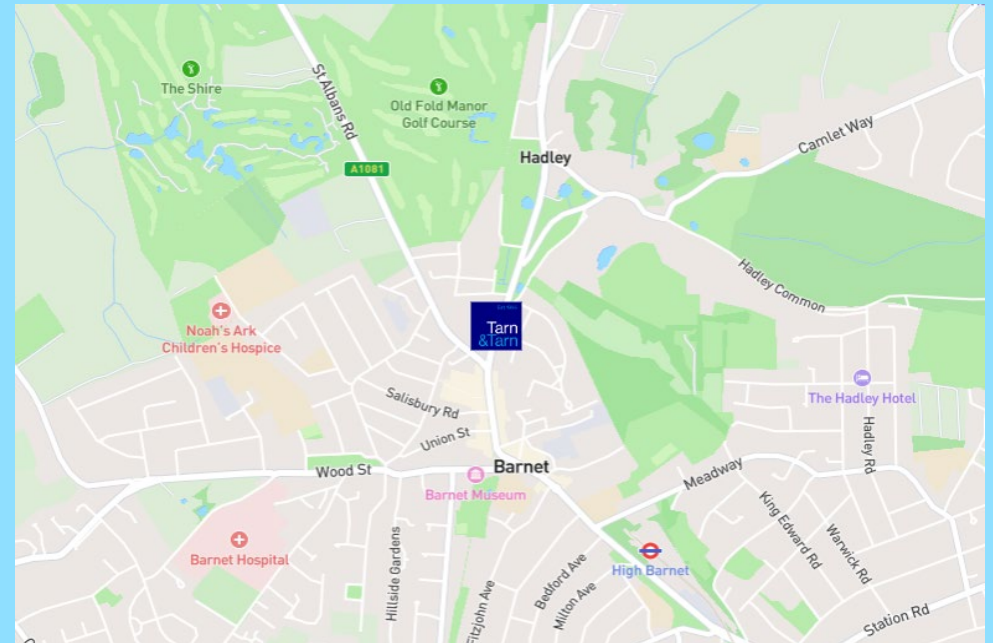
THE AREA

The property is situated on the East side of High Street, at the intersection with Bath Place, in the area of Barnet closest to Hadley Wood. The neighbourhood is a lively blend of local retailers, businesses, and restaurants, including Sainsbury's, Toni & Guy, Mélange, Ye Old Monken Holt Pub, and more. The nearest transport link is High Barnet London Underground Station (Northern Line), a 15-minute walk southeast from the property.



TRANSPORT

- High Barnet (13-minute walk) – Northern Line
- Hadley Wood (34-minute walk) – National Rail Services
- New Barnet (34-minute walk) – National Rail Services



ACCOMMODATION

FLOOR	FT ²	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	904				
Basement	822				
TOTAL	1,726	£30,000	£3,000 – Inclusive of Building Insurance	£10,311	£42,311

VAT

Applicable On Rent, Service Charge, Rental Deposit
and Building Insurance

EPC

Rating: D

LEGAL COSTS

Each party to bear their own costs

PREMIUM

Offers invited

TERMS

An assignment of an existing lease, which expires on 13th June 2038
(14 years unexpired).

Upcoming Rent Review: June 2028.

Passing Rent is structured as Staggered:
Year 1: £30k; Year 2: £32k; Year 3: £34K; Year 4 - 5: £36k

AML, ABC & FINANCIAL CRIME REQUIREMENTS

In accordance with the Money Laundering, Terrorist
Financing and Transfer of Funds (Information on the
Payer) Regulations 2017 the Tenant will be required
to comply with our Anti Money Laundering policy.

Further details on request.



Est. 1955

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VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.