MB& CO
MICHAEL BERMAN

COMMERCIAL ESTATE AGENTS & VALUERS

PLEASE NOTE REVISED TERMS

PRIME GROUND FLOOR CLASS E UNIT WITHIN NEW DEVELOPMENT

6,060 SQ FT APPROX

VIRTUAL FREEHOLD FOR SALE

1308 – 1312 HIGH ROAD, WHETSTONE, LONDON N20 9HU



LOCATION

W**h**etstone & Totteridge is a popular and affluent residential area with strong demographics and a socio – economic profile above average for both Barnet & London.

The premises are located within Totteridge & Whetstone Town Centre close to the junction with Athenaeum Road and directly opposite Waitrose Supermarket. Other nearby multiples include Asda Local, Marks & Spencer, Boots the Chemist, Subway, Ladbrokes, Post Office and Costa Coffee.

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.



ACCOMODATION Comprises a ground floor shop and Class E unit within this mixed-use development. The premises is being left in shell and core ready for a purchaser / tenant to fit out, benefiting from a 60' Frontage, and affords
the following approximate

FLOOR AREA: 6,060 SQ FT.

TENURE A new 999 year lease to be granted subject to peppercorn rent.

PRICE £2,200,000 for the benefit of the long leasehold interest together with full vacant possession.

RATES To be assessed.

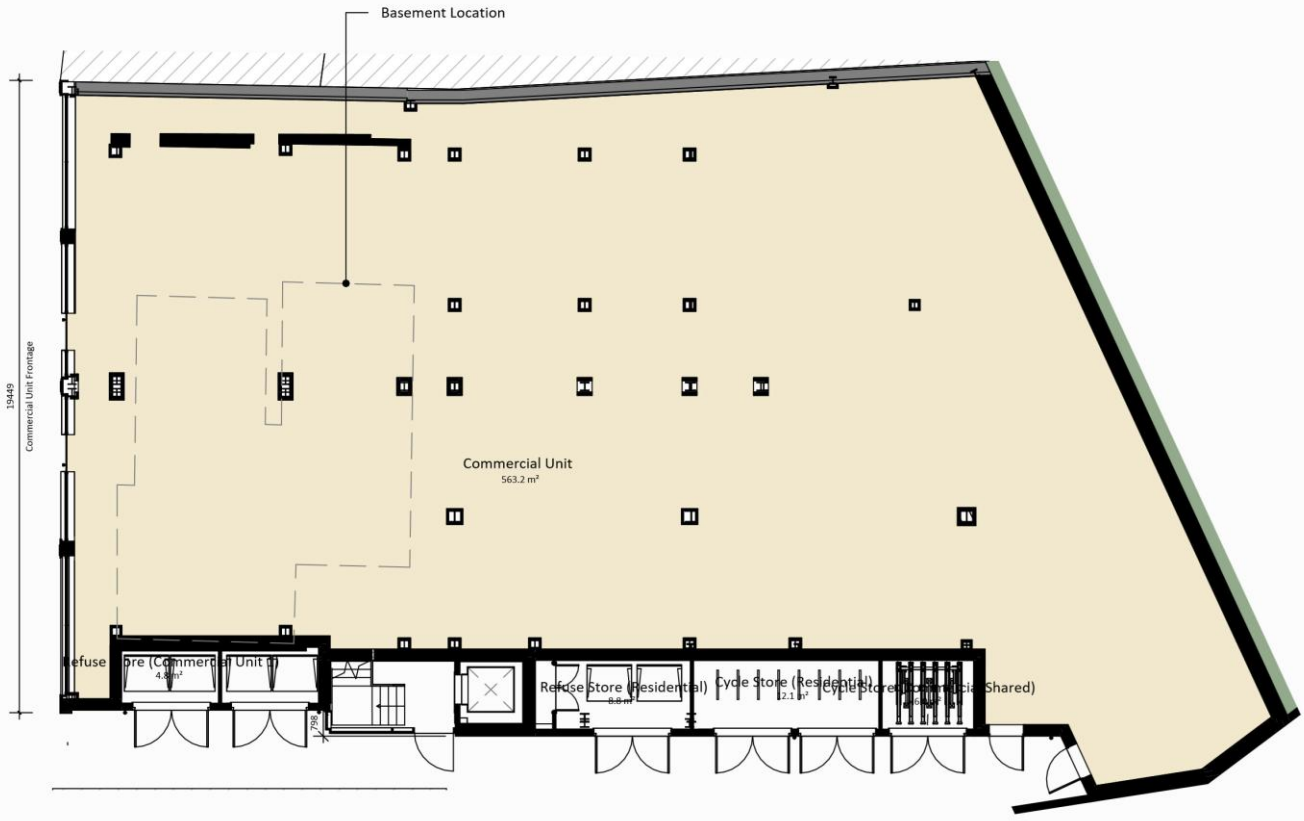
EPC Awaiting

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

VIEWING Strictly by appointment through sole agents as above



3 Commercial Unit - Street Elevation
1 : 200



1 Commercial Unit - Plan
1 : 200




Signage
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Signage
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MENSWEAR
1304 HIGH ROAD
020 8445 2400
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