



- Part Grade II Listed
- Potential for Redevelopment or other uses (STP)
- Would suit medical or office uses
- Small office suites with own WC and Kitchen facilities
- To be refurbished
- No VAT on rent or purchase

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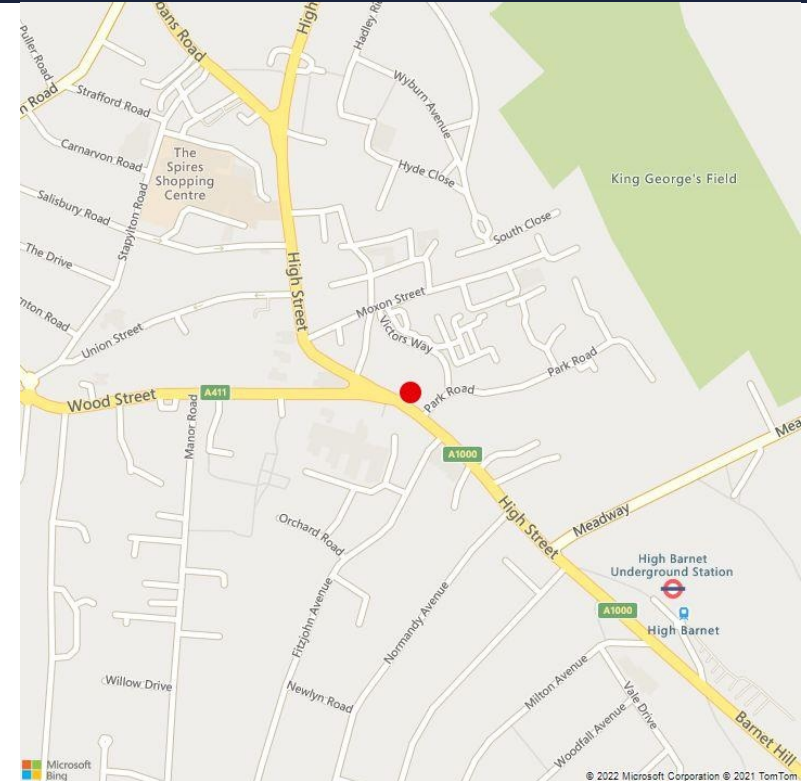
64-66 High Street, Barnet, Hertfordshire, EN5 5SJ

First and Second floor suites in town centre location

Approx. 2,559 Sq Ft (237.75 Sq M)

**For Sale/
To Let**

64-66 High Street, Barnet, Hertfordshire, EN5 5SJ



Description

Part of an end terraced three storey building with offices being located across the first and second floor. Would also suit medical uses. The property requires refurbishment. There are no parking spaces. Number 66 is Grade II Listed.

Location

Located on the Barnet High Street at the intersection of the A411 and the High Street. There are excellent communication links with Barnet tube station (Northern Line) being within a 5 minute walk.

M25 (Junction 23) 2.9 Miles
A1(M) (Junction 3) 4 Miles
M1 (Junction 6a) 11 Miles

Floor Area

Suite 1 - First Floor Suite	619 Sq Ft	57.51 Sq M
Suite 2 - First & Second Floor Suite	1,203 Sq Ft	111.83 Sq M
Suite 3 - Second Floor Suite	737 Sq Ft	68.47 Sq M
Total	2,559 Sq Ft	237.75 Sq M

Energy Performance Rating

Awaited

IMPORTANT NOTICE

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Price

On application

Rent

Suite 1 - £13,600 per annum
Suite 2 - £26,500 per annum
Suite 3 - £16,250 per annum
Total - £56,350 per annum

Terms

Available by way of a new full repairing and insuring lease.

VAT

This property is not subject to VAT.

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together. Please contact for more information.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Strictly by appointment via the sole agents
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www.argroup.co.uk

