

TO LET – Retail Unit

1 Exchange Buildings, High Street Barnet, EN5 5SY



Rise & Shine Cafe
Breakfast • Lunch • Dinner

TEL : 020 8449 5814

1 Exchange Buildings



- Great shop frontage
- Air Conditioning
- High Ceilings

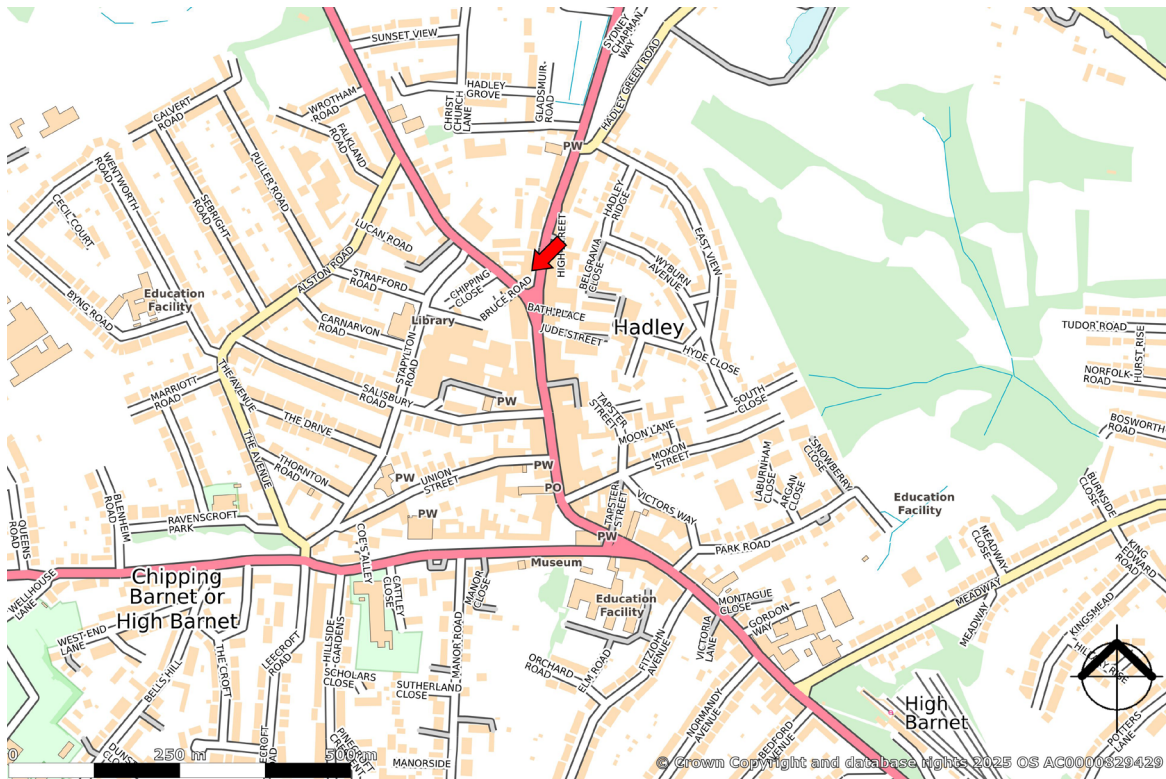
- 942 sq ft (NIA)
- Fitted Kitchen & W/C

LOCATION

The property is located on the High Street in Barnet, London. High Barnet Station (Northern Line Underground Service) is a 14-minute walk away and there are multiple bus routes providing transportation across Greater London. Access to the A1 and M25 is 2.5 miles away. Nearby occupiers include Holland & Barrett, Boots, Santander, Iceland, McDonalds, Five Guys, and several other independent retailers.

DESCRIPTION

The self-contained unit is arranged over ground and lower ground floor. The property benefits from large window frontage, good floor-to-ceiling heights, spot lighting, perimeter trunking, air conditioning and gas central heating. The lower ground floor includes a fitted kitchen and W/C. This would be suitable for an estate agency.



ACCOMMODATION

We have measured the property on net internal basis and calculated the following areas:

Areas	sqm	sqft
Ground Floor	56.25	605
Lower Ground Floor	31.27	337
Total	87.52	942

RATEABLE VALUE

Interest parties are advised to confirm this with the local authority.

PLANNING

Use Class E.

VAT

VAT may be applicable on the rent.

ENERGY PERFORMANCE CERTIFICATE

C (51).

SERVICE CHARGE

Upon request.

RENT

£23,000 per annum.

TENURE

By way of assignment.

TERM

The building is available on an existing full repairing and insuring lease for a term of 10 years from 12th August 2020, expiring on 11th August 2030 with a passing rent of £23,000 per annum.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

VIEWING

Strictly through the sole selling agents.



To arrange a viewing please contact:



ZAK LOS
zak.los@g-s.co.uk
07810 447 572



BILLY ROBINSON
billy.robinson@g-s.co.uk
07471 533 559

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: November 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.