



 0  
Bedroom

 0  
Bathroom



£60,000

31 Church Hill Road, East Barnet EN4



Mantlestates are pleased to offer this Established Traditional men's Barber Shop since 2011 lease for sale. The business is located on a busy main road with the 184 bus route outside, 307 bus 100 meters away & Oakleigh Park train station being a 5-minute walk away. The property is fully equipt with fixtures & fittings & ready to take over. Open 5 Days a week.

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**SHOP FRONT:** 29' 03" x 13' 09" (8.92m x 4.19m)

29'03" > 25'07" x 13'09" Aluminian electric front shutters, aluminian shop front, tiled flooring, wall mirrors, window blind, leather effect sofas x 2, 3 barbers chairs, childrens barber chair, sinks, mirrors.

**KITCHEN AREA:** 7' 06" x 7' 04" (2.29m x 2.24m)

Hot water boiler, fire escape door.

**CLOACK ROOM:** 4' 10" x 4' 00" (1.47m x 1.22m)

Window to rear aspect, wash hand basin, low level flush water closet.

**OPENING TIMES:**

Monday to Friday: 9.00 am - 6.00 pm. Saturday: 8.00 am - 5.00 pm. Wednesday & Sunday CLOSED.

**LEASE DETAILS:**

9 YEARS REMAINING, Next rent review due 11th August 2026, zero rates.



£60,000

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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

99 This is how energy efficient the building is.

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