

## OFFICE TO LET *(By way of an assignment of existing lease)*



### **1328 HIGH ROAD, WHETSTONE, N20 9HJ**

This property enjoys a highly visible High Road presence, with good foot-fall & the potential to attract passing trade. Currently an estate agency office – this unit being offered by way of an assignment of the current lease – without premium (business re-locating).

Conveniently situated for transport facilities - several bus routes passing the unit, and also within easy reach of both Totteridge & Whetstone Underground (Northern Line), and Oakleigh Park Mainline Stations.

Whetstone High Road comprises a vast array of retail premises, restaurants & coffee shops - including the likes of M&S, Waitrose, Boots the Chemist and Costa Coffee.

**PASSING RENT £25,000 PAX (not negotiable)**

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - [www.maunder-taylor.co.uk](http://www.maunder-taylor.co.uk) – 020 8446 0011

**Accommodation (all sizes are approximate):**

Front office: 11'5 x 23'2 (3.48m x 7.06m)

Rear Office: 14'7 x 12'6 (4.45m x 3.81m)

Corridor with kitchenette leading to rear yard with external WC

**In all approx 505ft<sup>2</sup> (46.9m<sup>2</sup>) GIA**

**Lease Terms:**

Assignment of current 5-year lease (commenced September 2022)

**Legal Fees:**

Each party to pay their own costs.

**Business Rates:**

According to the VOA web site, the Rateable Value from April 2023 is £16,750. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.



## CEPC GRAPH

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