

VACANT COMMERCIAL UNIT FOR SALE (Ground floor only – upper flat not part of sale*)



188 HIGH STREET, BARNET, HERTS EN5 5SZ

Located at the popular Hadley Green end of the High Street (A1000), sitting amongst mainly independent traders, this commercial unit is offered to the market, with a long leasehold interest, and with vacant possession.

The area is served by public transport with buses passing the property and High Barnet underground station is approximately two thirds of a mile away.

Viewings by appointment only

**£310,000 - Long (999 years) Leasehold Interest of
the Ground Floor - Commercial space**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

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.

MAUNDER TAYLOR

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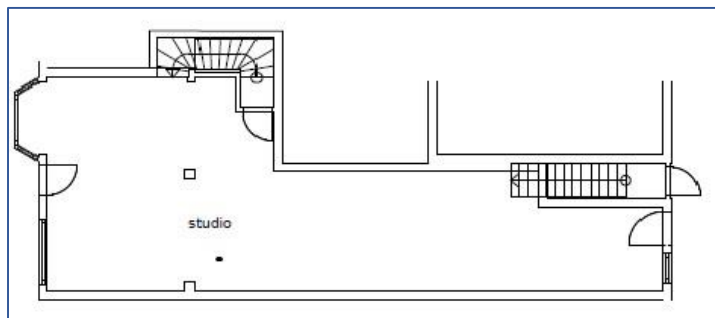
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Description:

Lock up unit formerly trading as *The Painted Pot*, a paint-your-own ceramic studio that catered for parties and with a tea & coffee area. **To be sold with vacant possession on completion**

The photographs below are stock images showing the property as configured previously, with a main 'L' shaped retail area, and with the addition of a small rear room leading out to the back entrance (not depicted in the plan below).



(Note: Drawing is not to scale and is for identification purposes only)

Accommodation:

Front Area – 6.17m x 5.86m (20'3 x 19'3)

Mid Area – 7.16m x 3.12m average (23'6 x 10'3)

Rear Room – 3.35m x 2.28m (11' x 7'6) with door to rear passageway

Currently fitted with a counter top and sink in the front area, and with WC.

GROSS INTERNAL AREA: 713ft² (66.23m²)

CEPC Rating: C56 - full details available upon request.



***The seller has the freehold over the building and currently has an AST over the first floor flat. Our instructions are to secure a buyer of the long leasehold interest of the commercial element, but sensible offers for the entire building may be considered by the seller.**



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