



**AITCHISON
RAFFETY**



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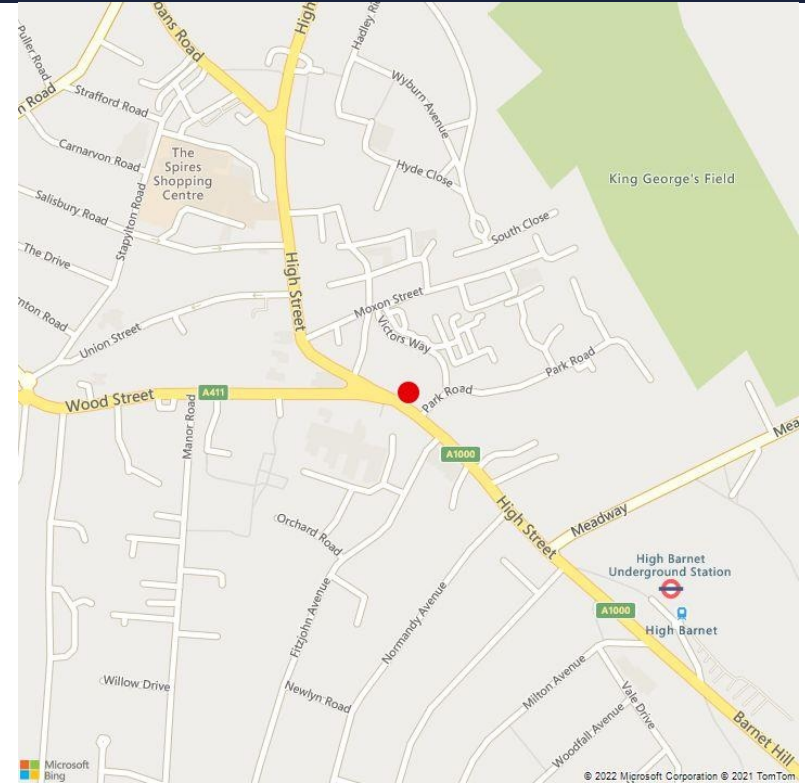
64-66 High Street, Barnet, Hertfordshire, EN5 5SJ

First and Second floor suites in town centre location

Approx. 2,497 Sq Ft (231.98 Sq M)

**For Sale/
To Let**

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



Description

An end terraced three storey building with offices being located across the first and second floor however would also suit medical uses. The property requires refurbishment which can be discussed at a later date. There are no parking spaces.

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	619 Sq Ft	57.51 Sq M
Suite 2	1,142 Sq Ft	106.09 Sq M
Suite 3	736 Sq Ft	68.37 Sq M
Total	2,497 Sq Ft	231.98 Sq M

Price

Price on application

Rent

Suite 1 - £15,450

Suite 2 - £28,550

Suite 3 - LET

Terms

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

Energy Performance Rating

Awaited

Service Charge

There is a contribution towards the external and communal parts repair and maintenance together.

Legal Costs

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

Viewings

Strictly by appointment via the sole agents
 Elliot Lusby-Park - Aitchison Raffety - 01727 843232 - elliot.lusby-park@argroup.co.uk



www.argroup.co.uk



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