

Est. 1955

# Tarn &Tarn



**143 HIGH STREET  
HIGH BARNET  
LONDON  
EN5 5UZ**

**SELF-CONTAINED  
E-CLASS PREMISES  
1,726 FT<sup>2</sup>**

# DESCRIPTION

The available accommodation comprises a self-contained commercial unit arranged over the ground and lower ground floor. The premises benefits from a prominent frontage and is equipped with modern amenities, including an air conditioning system, entry phone system, and CCTV. The property features two bars on separate floors, providing ample space for business operations and customer service. The commercial unit ideally suits a variety of E-Class businesses, excluding Restaurant and Bar Use.

# SUMMARY

- A/C System
- Self-Contained
- Prominent Frontage
- CCTV
- W/C Facility
- High Street Location
- Heavy Footfall
- Alcohol License





# LOCATION

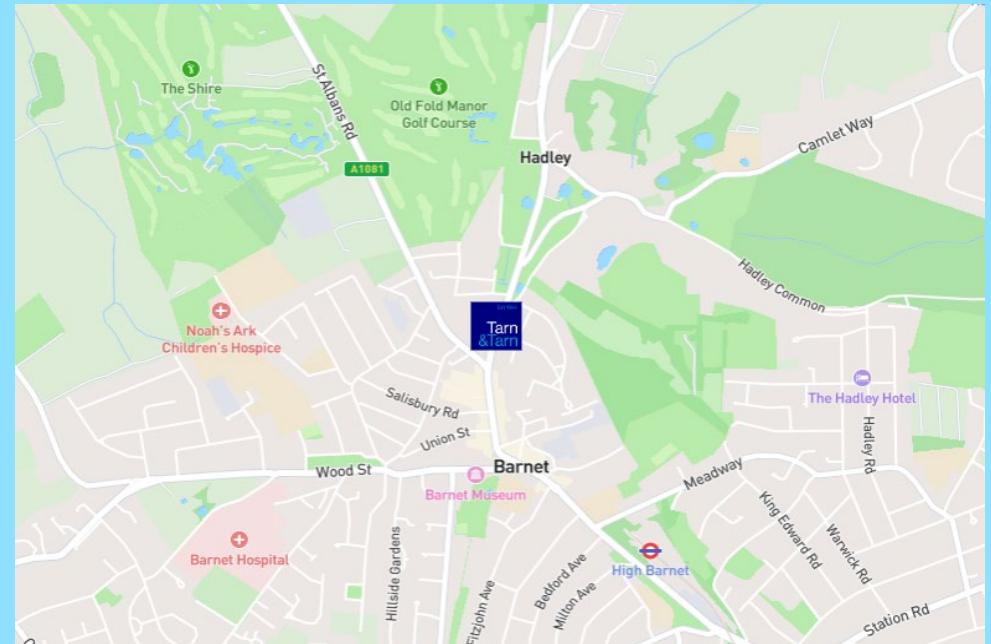
## THE AREA

The property is situated on the East side of High Street, at the intersection with Bath Place, in the area of Barnet closest to Hadley Wood. The neighbourhood is a lively blend of local retailers, businesses, and restaurants, including Sainsbury's, Toni & Guy, Mélange, Ye Old Monken Holt Pub, and more. The nearest transport link is High Barnet London Underground Station (Northern Line), a 15-minute walk southeast from the property.



# TRANSPORT

- High Barnet (13-minute walk) – Northern Line
- Hadley Wood (34-minute walk) – National Rail Services
- New Barnet (34-minute walk) – National Rail Services



## ACCOMMODATION

FLOOR	FT <sup>2</sup>	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR
Ground Floor	904				
Basement	822				
<b>TOTAL</b>	<b>1,726</b>	<b>£30,000</b>	<b>£3,000 – Inclusive of Building Insurance</b>	<b>£10,311</b>	<b>£43,311</b>

## VAT

Applicable On Rent, Service Charge, Rental Deposit and Building Insurance

## TERMS

A new FRI lease to be contracted outside the security and provision of the Landlord and Tenant Act 1954

## EPC

Rating: D

## LEGAL COSTS

Each party to bear their own costs

## LOCAL COUNCIL

London Borough of Barnet

## AML, ABC & FINANCIAL CRIME REQUIREMENTS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.



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&Tarn

## VIEWINGS

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**TARN & TARN**  
**53 COMMERCIAL STREET**  
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## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE**  
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