

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

SPLIT LEVEL, LOCK UP RETAIL UNIT TO LET



1375 HIGH ROAD, WHETSTONE, LONDON N20 9LN

Situated on the High Road (A1000) at the North Western end, this unit has been let to a high-end audio-visual equipment supplier that has expanded and relocated to larger premises. This is a split-level unit with generous accommodation over Ground and Lower Ground floors (GIA: 2290 ft²/ 212.75m²), and benefiting from a WC on each level & parking to the rear.

The landlord is actively seeking a new tenant, but may consider sensible offers for the freehold, which includes a £200 Ground Rent income from the 2 flats above (sold off on long leases).

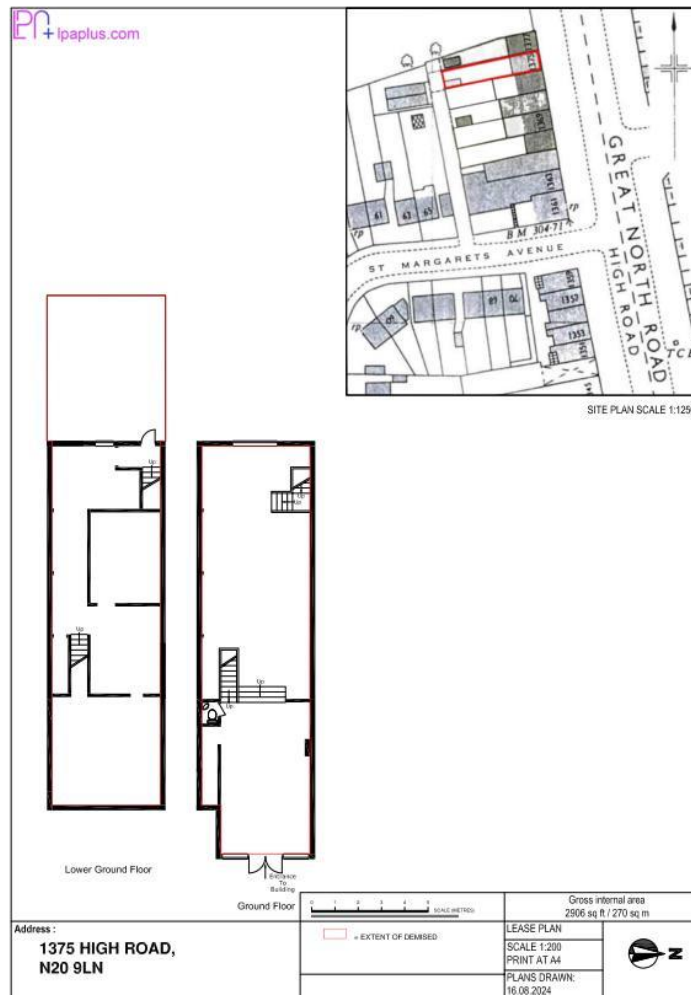
Viewings – strictly by appointment only

RENT: £47,500 PA – No Premium



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH 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.



Not to scale – for identification purposes only

Please note, the lower ground floor has been reconfigured in the area at the bottom of the internal staircase from the front of the unit, now providing a small kitchen, a further internal store room and an additional WC.

Please also note that the area to the very front of the lower ground floor is not part of the measured Gross Internal Area. This is a crawl space with an approximate height of 5' (1.52m) and an approximate area of 400ft² (37.16m²).

At the time of inspecting, the area was full and not possible to access.



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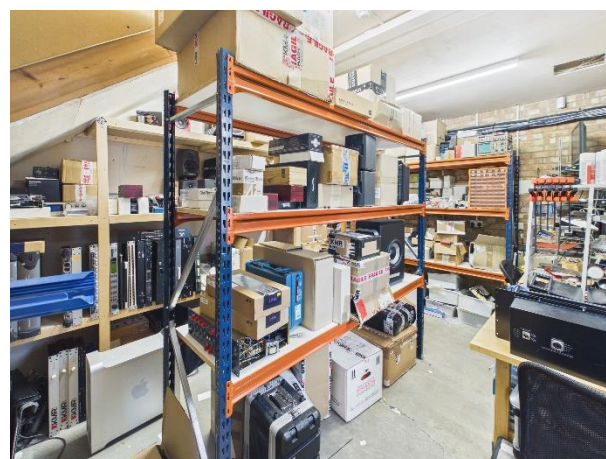
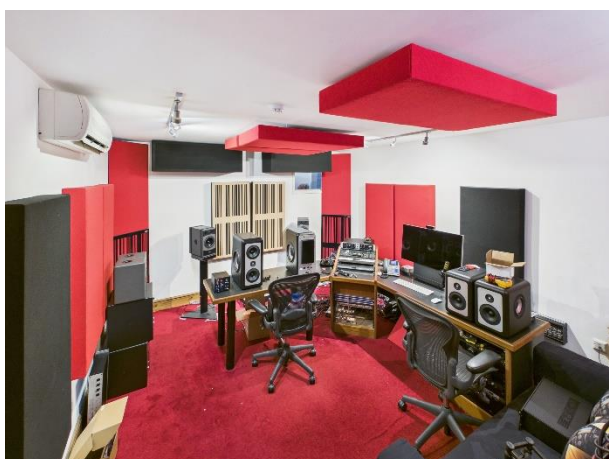
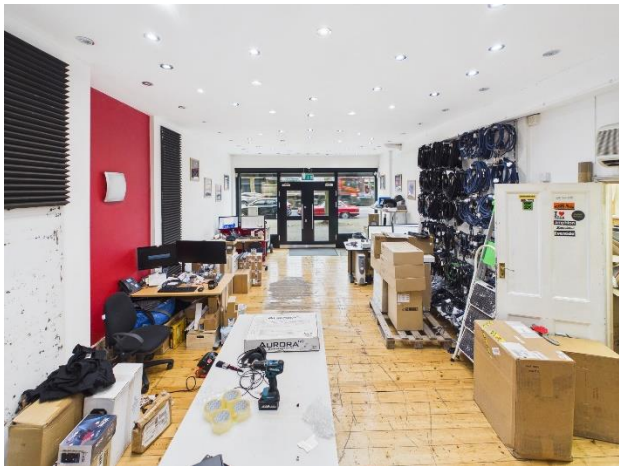
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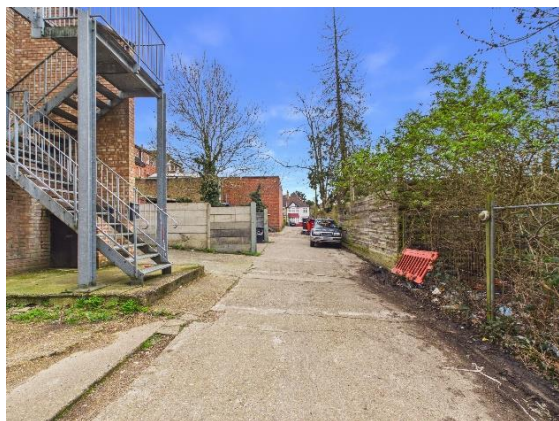
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Accommodation:

Front retail Area 28'6 (8.53m) x 15'9 (4.57m) average
With storage space, WC, steps up to rear area and stairs down to lower ground.

Floor to ceiling height 10' (3.05)

Rear Area 46'3 x 20' (14.02m x 6.10m)
With stairs down to the rear part of the lower ground area.

Floor to ceiling height 8'6 (2.59m)

Lower Ground Overall approximately 42'6 x 20'3 (12.80m x 6.17m) including;

Internal split-level room 17'6 x 12'3 (5.18m x 3.66m).

Kitchen 12'6 x 6'6 (3.67 x 1.83m)

Small Store Cupboard 9'6 x 4'9 (2.74m x 1.22m)

The floor to ceiling height, over the lower ground level, varies between 6'6 and 8'6 (1.83m & 2.44m).



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Accessed from the kitchen, there is a crawl space storage area to the front lower ground area, which measures approximately 400ft² (37.16m²) with a 5' (1.52m) floor to ceiling height.

Parking

To the rear of the property is accessed from a rear service road, coming in from St Margaret's Avenue.

Lease Term:

New FRI Lease – terms to be agreed.

Legal Fees:

Each party responsible for their own legal costs.

Business Rates:

According to the VOA web site, the 2026 **Rateable Value** is £35,750. This is NOT the amount of rates payable. For the actual rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.

GIA: Approximately 2290ft² (212.75m²) – this excludes the front restricted height crawl space storage area.

The landlord is actively seeking a new tenant, but may consider sensible offers for the freehold, which includes a £200 Ground Rent income from the flat above (sold off on a long lease).



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