

SELF CONTAINED, GROUND FLOOR COMMERCIAL UNIT



ST. JOHN'S BUILDINGS, 2 FRIERN BARNET ROAD, N11 3DP

A self-contained ground floor commercial unit, which has been recently vacated and is being renovated throughout in readiness for a new tenant's occupation.

Available for viewing now, and ready for occupation shortly
- if a tenant is found soon enough, they may be able to give input on the final finishes.

Viewing available strictly by request only

RENT: £13,950 PAX – VAT is NOT applicable



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.

MAUNDER TAYLOR

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

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Arranged with:

- an entrance/reception area
- 2 offices/consultation rooms
- both with shower & WC facilities.
- utility/storage area,
- WC
- a new kitchen is being installed
- 30ft rear garden.

Lease Term:

New FRI Lease – terms to be agreed.

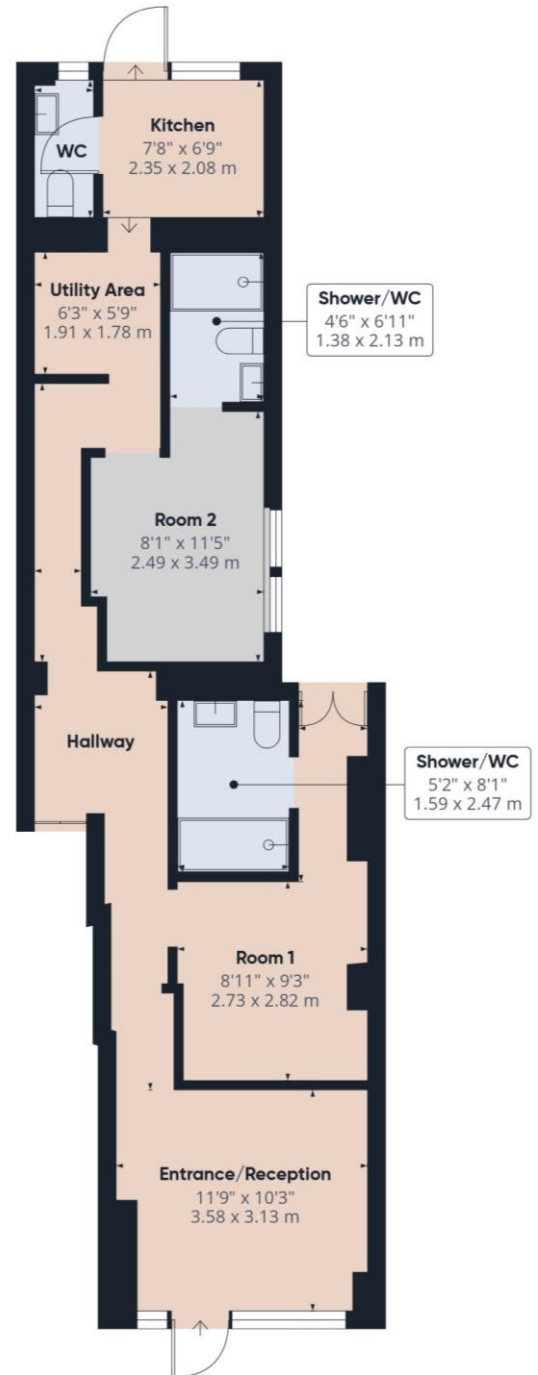
Legal Fees: Each party responsible for their own legal costs.

Business Rates:

According to the VOA web site, the 2026 **Rateable Value** is £10,500. 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: 615ft² (57m²)

EPC Rating: D91



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