

COMMERCIAL ESTATE AGENTS & VALUERS

PRIME GROUND FLOOR CLASS E UNIT WITHIN NEW DEVELOPMENT

6,060 SQ FT APPROX

VIRTUAL FREEHOLD FOR SALE OR TO BE LET

1308 – 1312 HIGH ROAD, WHETSTONE, LONDON N20 9HU



LOCATION

The premises are located within Totteridge & Whetstone Town Centre close to the junction with Athenaeum Road and directly opposite Waitrose Supermarket. Other nearby multiples include Asda Local, Marks & Spencer, Boots the Chemist, Subway, Ladbrokes, Post Office and Costa Coffee.

All Transactions are Subject to Contract

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ACCOMODATION

Comprises a ground floor shop and Class E unit within this mixed-use development. The premises is being left in shell condition, ready for a purchaser / tenant to fit out, benefiting from a 60' Frontage, and affords the following approximate

FLOOR ARERA: 6,060 SQ FT.

TENURE

A new 999 year lease to be granted subject to peppercorn rent.

PRICE

£2,650,000 for the benefit of the long leasehold interest together with full vacant possession.

Alternatively

LEASE

A new full repairing and insuring lease to be granted for a term by arrangement subject to upward only rent reviews at 5 yearly intervals if applicable.

RENT

£180,000 per annum exclusive.

RATES

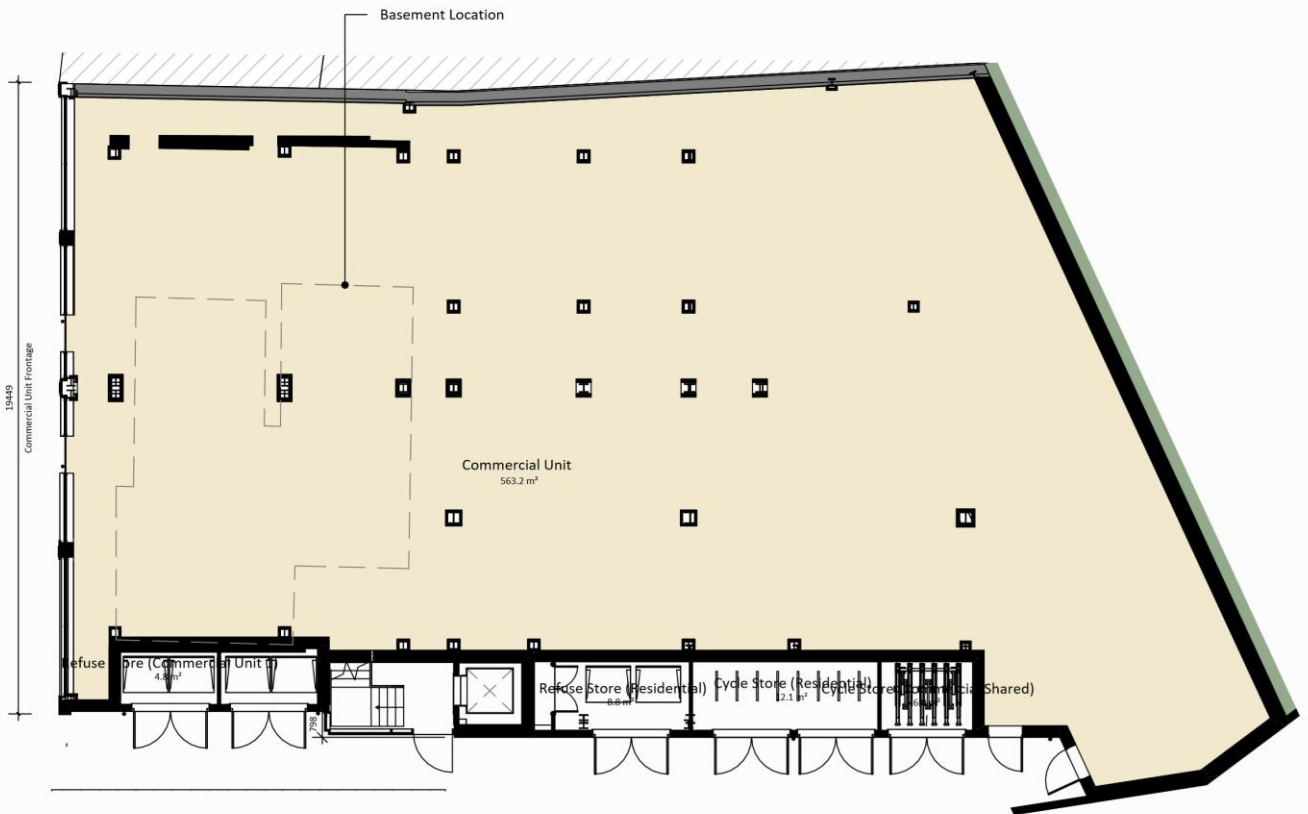
To be assessed.

EPC	Awaiting
POSSESSION	May 2026
LEGAL COSTS	Each party to be responsible for their own costs incurred.
VIEWING	Strictly by appointment through sole agents as above





3 Commercial Unit - Street Elevation
1 : 200



1 Commercial Unit - Plan
1 : 200

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- (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
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