

FOR SALE/TO LET  
INVESTMENT/OFFICE/RETAIL

 **GRAHAM  
SIBBALD**



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

- Tesco unit let till April 2033 at £82,007 p.a.
- Offices available for a variety of uses
- Offices may be sold separately to the shop
- Offices 2,498 sq.ft

## 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



## DESCRIPTION

64-66 High Street Barnet comprises a Tesco convenience store on the ground and lower ground floor levels while there are currently three vacant office suites arranged over the first and second floors via a staircase to the side.

The lease to Tesco was renewed from 4 July 2022 expiring 24 April 2033 at a rent of £82,007 pax subject to an upward only rent review on 25 March 2028.

The property comprises an end terraced building. The upper floors would suit a variety of uses including medical. The offices require refurbishment. There are no parking spaces.

## ACCOMMODATION

The offices are divided in to a number of rooms on each level, each with their own WCs and kitchenette, with the potential for 3 separate suites or a combination

Retail	2,560 Sq Ft	237.82 Sq M
Retail	1,257 Sq Ft	116.78 Sq M
Office	619 Sq Ft	57.51 Sq M
Office	1,142 Sq Ft	106.09 Sq M
Office	736 Sq Ft	68.37 Sq M
Total	0 Sq Ft	0 Sq M

## RATEABLE VALUE

To be assessed. An estimate is available upon application

## PLANNING

Class E use



### **VAT**

This property is not subject to VAT.

### **ENERGY PERFORMANCE CERTIFICATE**

EPC for 1st floor Band B - rating 32

EPC for 2nd floor Band B - rating 38

EPC GF & Basement shop Band B - rating 32

### **QUOTING PRICE**

£1,800,000 Offers in the Region of

### **TENURE**

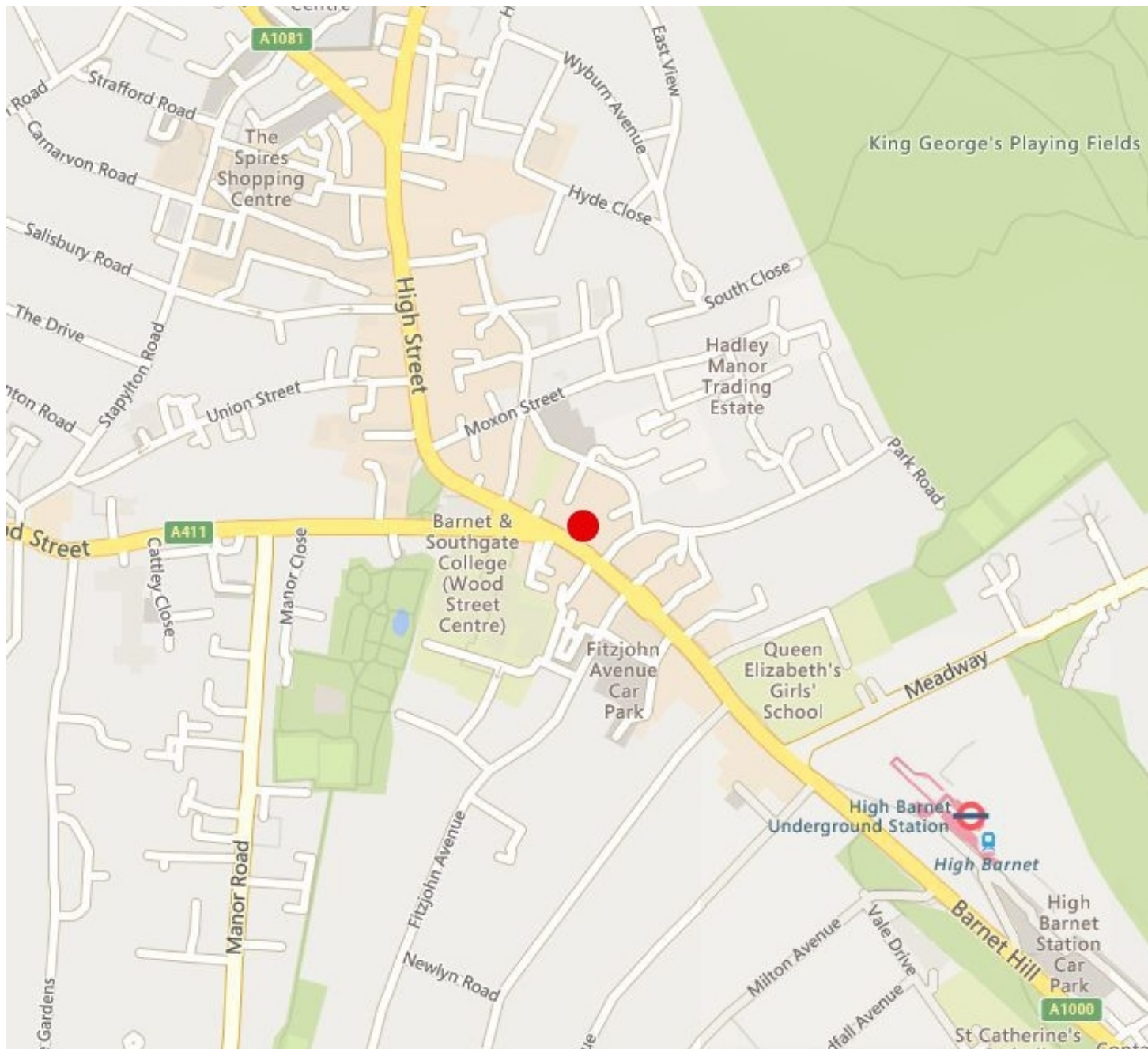
For sale freehold with vacant possession of the upper parts subject to the tenancy to Tesco Stores Ltd. Alternatively the offices may be let or sold separately to the shop on a long lease for 999 years

### **SERVICE CHARGE**

There will be a contribution towards the external and communal parts repair and maintenance together. Please contact us for more information.

### **LEGAL COSTS**

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



To arrange a viewing please contact:



**IAN ARCHER**  
Director  
ian.archer@g-s.co.uk  
01442 220801

#### IMPORTANT NOTICE

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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#### ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.