



Retail Unit TO LET

14 Onslow Parade, Hampden Square, London, N14 5JN

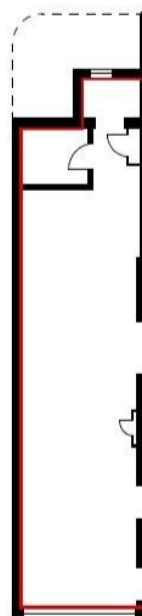
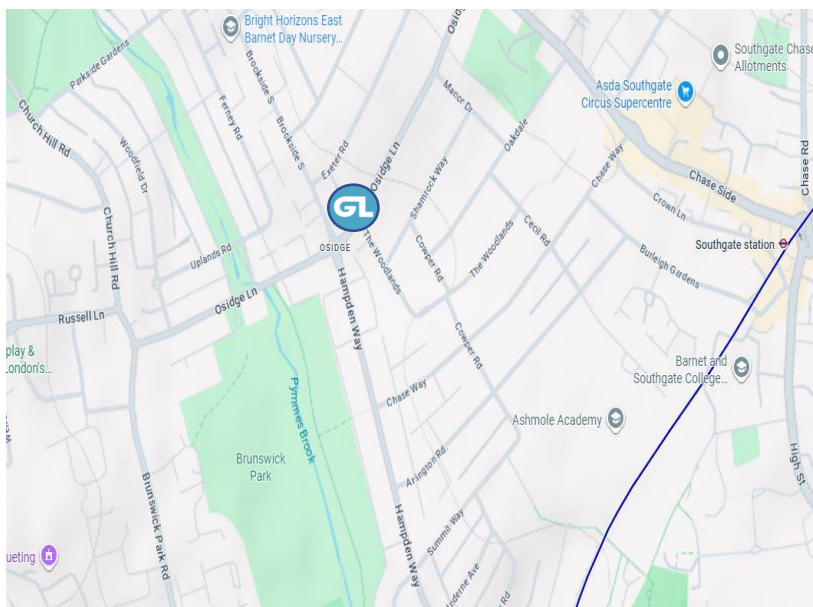
466 SQ FT (43.27 SQ M.)

Location: Ideally situated within a prosperous North London suburb, this property occupies a prominent position within an established parade in Southgate, a highly sought-after area of the London Borough of Barnet. Located approximately 8.5 miles north of Central London, the site benefits from strong connectivity; the nearby A406 North Circular provides easy access to the A10, M1, and M11, while Southgate Underground Station offers direct Piccadilly Line services for commuters.

The unit itself is strategically anchored within Onslow Parade at the intersection of Brookside, Osidge Lane, and Hampden Way. This affluent catchment area ensures consistent footfall, bolstered by a vibrant mix of neighboring occupiers including Tesco Express, Domino's Pizza, and William Hill. Surrounded by a blend of established national brands and popular local traders, the property represents a prime opportunity in one of North London's most resilient retail locations.

Description: The ground floor features two interconnecting units benefiting from both front and rear access points. The interior is well-appointed with air conditioning, suspended ceilings, and energy-efficient LED lighting. Externally, the property boasts a large glazed frontage that offers excellent brand visibility with security roller shutters. The property benefits from dedicated parking available to the rear supplemented by ample unrestricted parking on the neighboring roads, making it highly accessible for both staff and clientele. The current Lease ends in October but may be able to vacate sooner. Food users would be considered subject to planning.

- | | |
|---|---|
|  POPULAR LOCATION |  PARKING |
|  NEW LEASE |  NO PREMIUM |
|  FLEXIBLE SPACE |  AIR CONDITIONING |



TENURE: Leasehold

TERMS: A new lease for a term to be agreed with upwards only rent review.

RENTAL: £20,000 per annum

SERVICE CHARGE: There is a service charge of approximately £600 TBC which includes waste management.

VAT: VAT is not applicable.

INSURANCE: The insurance contribution is to be confirmed.

EPC: The NDEA EPC for this property is 'C'.

RATES: TBC.

REFERENCING: A charge of £100 + VAT is payable for taking up references on behalf of proposed tenants. This fee is non-refundable after the references have been taken up, whether or not they have been accepted by the landlord.

LEGAL COSTS: Each Party To Be Responsible For Their Own Legal Costs.

 @commercialleigh

 @commercialleigh

 @GoldsteinLeigh

 @GoldsteinLeighCommercial

Viewing & further information

Strictly by prior appointment

Danny Pincus

Tel. 07783 300 509

danny@goldsteinleigh.com

Aharon Goldstein

Tel. 07761 902 049

aharon@goldsteinleigh.com

MISREPRESENTATION ACT 1967 Messrs. Goldstein Leigh for themselves and for the vendors or lessors of this property whose agents they are given notice that: I) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contracts; II) all descriptions, dimensions, references to the condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchaser(s) or tenant(s) should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; III) no person in the employment of Goldstein Leigh has any authority to make or give any representation of warranty in relation to this property; III) all rentals and prices are quoted exclusive of VAT.