MAUNDER TAYLOR

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

TO LET - GARAGE/CAR REPAIR WORKSHOP

THE GARAGE AT ALLENDALE, MAYS LANE, BARNET, HERTS, EN5 2AG

A garage/car repair workshop to let, **GIA approximately 1515ft (140m).** The property is situated at the Arkley end of Mays Lane, almost opposite the Old Elizabethans Cricket Club.

The property has been long established as a car repair workshop – and due to retirement is being offered on a new 3-year lease (outside the scope of The Landlord & Tenant Act).

Approached via a secure gated entrance with right of way over a driveway leading to the unit, with the benefit of parking to the front and side.

All viewings – strictly by appointment only

RENT: £24,000 PAX

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PARTNERS: **B R MAUNDER TAYLOR** FRICS MAE, **M H MAUNDER TAYLOR** MSc FRICS FIRPM, **R G MAUNDER TAYLOR** AMAE MRICS MIRPM
ASSOCIATES: **S E MAUNDER TAYLOR** MIRPM AssocRICS, **B A EWEN** MNAEA, **J D 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.

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Accommodation:
With a maximum overall internal width of approximately 40'6 (12.37m) and a maximum depth of approx. 37'3 (11.37m) – the unit has 3 garage door entrances to the front and personnel access door to the rear. The floor to ceiling height is approximately 8'9 (2.67m) across the front, reducing to 6'9 (2.06m) across the rear.

The unit is divided internally into 2 main workshop areas, a small office and a storage/spray booth area.

Please note: *There is a water supply to the unit but no mains drainage/WC. Permission has previously been granted for connection to nearby drainage – but this has never been implemented.*

Along the front of the property there is a concrete hard standing approximately 8'9 (2.67m) deep which returns around the right hand side of the property where there is a compressor shed.
The property has 3-Phase electricity supply and air extraction (not tested).

Please note: No electrical safety certificate will be available for the property. The landlord undertaking to provide the 3-Phase supply through to the consumer unit – the ingoing tenant to configure the electrics/wiring around the unit to their own specification – and to then provide safety certification to the landlord for their records.

Important Note: The farm on which this building stands is private property, so <u>access is strictly only possible with an appointment.</u>

Lease Term:
New 3-year Full Repairing & Insuring lease –to be outside the Scope of the Landlord & Tenant Act.

Legal Fees:
Each party responsible for their own costs.

Business Rates According to the VOA web site, the 2023 **Rateable Value** is £15,750. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with Barnet local authority.

EPC Rating: D

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