

To Let

Expressions of interest are invited for these premises
which are suitable for storage

Burlington Rise, East Barnet, EN4 8XE

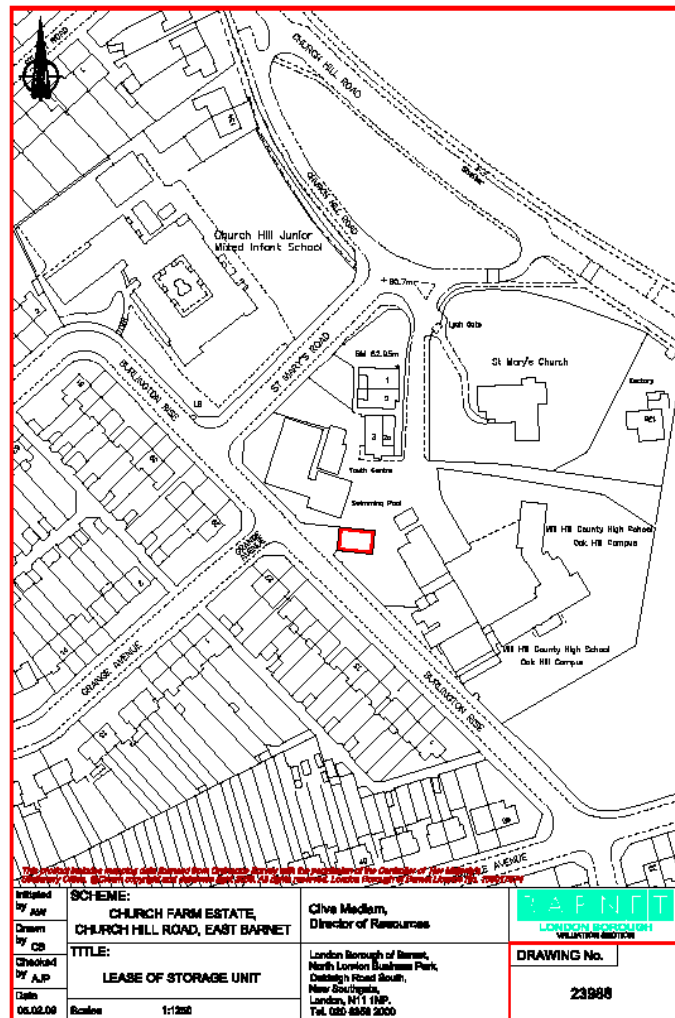


Main access from Burlington Rise



Rear view from Church Farm

Offers in the region of £3,300 per annum exclusive



Location & Description

The property is located approximately half a mile south of East Barnet Village on the Church Farm Estate, although the principal access is from Burlington Rise. The building comprises a single storey rendered brick store with a pitched slate tiled roof and a solid concrete floor. A partition board separates the entire garage lengthways and one half of this area is able to let.

Total storage area GIA – 37.2 square metres / 400 square foot (approx)

Condition

The premises are in good condition after undergoing recent repairs to the roof and the installation of new doors. The Council requires to let these premises for a short term of three years, therefore any repairing obligation will be limited to keeping the building wind and water tight. A rent free period will be offered to assist with cleaning and minor repairs.

Rates (payable by Lessee)

At present the premises are not rated. The Valuation Office will be asked to apply a Rateable Value.

Lease Terms

The Council is offering a short-term lease of up to 5 years on these premises which will be contracted outside of the Landlord and Tenant Act 1954, there is therefore no automatic right of renewal on expiry with a limited obligation of keeping the premises wind and water tight. The tenant will be responsible for business rates, utilities and payment of insurance premiums.

Use/Planning

The premises currently have a warehouse use (B8). The premises cannot be used for vehicle storage.

Rates Payable

The premises require assessment by the Valuation Office.

Offers (all offers are made subject to contract)

Offers in the region of £3,300 per annum are invited. All offers are made subject to contract and the tenant will be responsible for the landlord's legal and surveying costs.

References

The prospective tenant will be required to provide satisfactory references prior to the Council granting a lease. References should take the form of the following:

- a professional reference (accountant, solicitor etc.)
- a previous landlord's reference, a trade reference (someone who has had business dealings with the prospective tenant for a period of at least three years)
- a bank reference which must support the rent for the lease

The references required will be determined by the Council upon acceptance of an offer.

The Council reserves the right to make their own further enquiries and may require a rent deposit.

Viewing and further Information

Ashley Wright	
Property Services and Valuation London Borough of Barnet, Building 4, North London Business Park Oakleigh Road South, New Southgate London N11 1NP	Phone: 020 8359 7362 E-mail: ashley.wright@barnet.gov.uk Fax: : 0870 889 7450

General Information

1. The area and measurements contained within these particulars are approximate figures only and no warranty is given to the accuracy. The prospective tenants should satisfy themselves as to site areas and other matters of measurement from their own inspections and surveys. These details do not form part of any contract.
2. All statements made herein are made without responsibility on the part of the London Borough of Barnet and its employees, and should not be relied upon as statements or representations of fact. Prospective tenants must satisfy themselves

by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

3. The London Borough of Barnet and its employees do not give any warranty whatsoever in relation to the property.
4. The property will be leased as seen with all latent and patent defects and neither the London Borough of Barnet nor its employees warrant that it is suitable for any proposed use.
5. In no case shall any prospective tenant have any claim for expenses incurred in the preparation of any offer, nor in respect of any other matter.
6. The Council is not obliged to accept the highest or any offer received.

Misrepresentation Act 1967 and Property Misdemeanors Act 1991

The Council gives notice that:-

1. The above information does not constitute part of an offer or contract.
2. All statements made in the above information are without responsibility on the part of the Council or its Officers.
3. None of the statements contained in the above information should be relied on as statements or representations of fact.
4. Any prospective tenant must satisfy themselves by inspection or otherwise as to the correctness and accuracy of the above information.
5. The Council does not propose issuing instructions to agents and if you are an agent it is assumed that you are retained by your client.