

To Let

Expressions of interest are invited for these premises
which are suitable for a nursery

Hammond Close, Barnet, EN5 2EQ



Frontage of Nursery



Interior premises

Location & Description

The property is approximately half a mile from Barnet High Street, close to Barnet football club. There are good bus links close by with the 326 service which links Barnet with Brent Cross shopping centre. The building is largely rectangular with two integral porches to the rear and exclusive and secure outdoor space also to the rear.

Total gross internal area (GIA) - 269 square metres / 2,895 square foot (approx).

Condition

The premises are in a reasonable condition and do not require any obvious major repairs. They have been used as a nursery before their recent vacation so they are fitted out to accommodate a similar use. The Council intends to let these premises on a short term lease and therefore any external 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.

Lease Terms

The Council is proposing a three year lease on these premises to be contracted out of the Landlord and Tenant Act 1954, there is therefore no automatic right of renewal on expiry. The tenant will be responsible for business rates, utilities and payment of insurance premiums.

Use/Planning

Currently the premises can only be let for use as a nursery although other uses will be considered subject to planning permission.

Rates Payable

The premises require assessment by the Valuation Office.

Offers (all offers are made subject to contract)

Rental offers in excess of £20,000 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	
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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 Misdescriptions 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.