

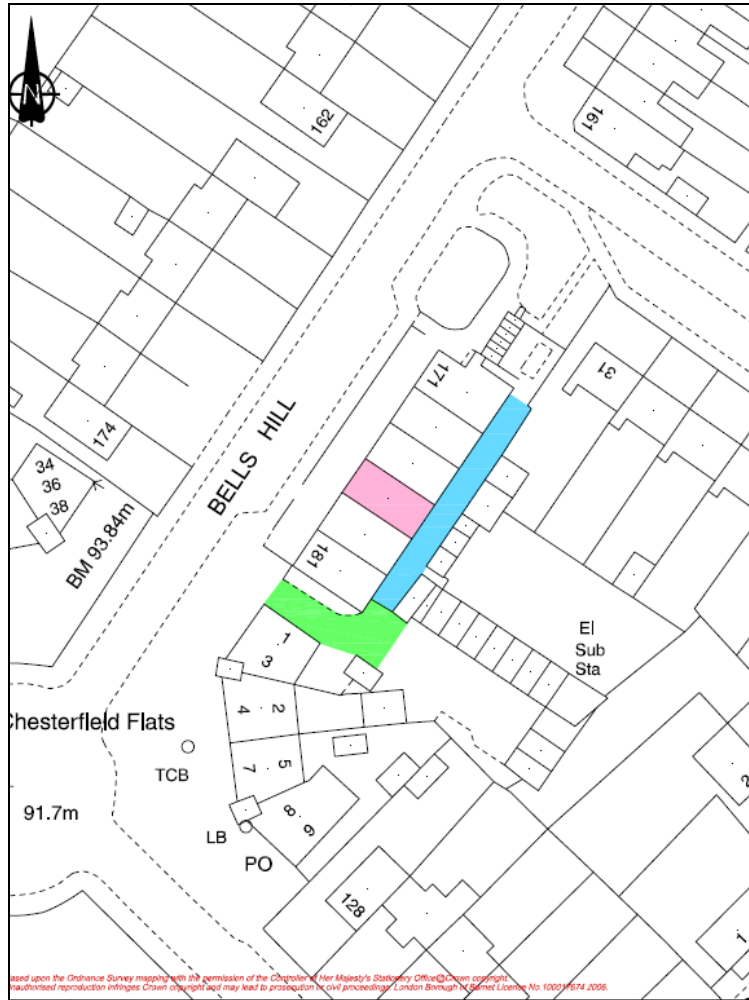
# Shop to Let - A1 retail use Subject to Contract

**177, BELLS HILL, BARNET, HERTS EN5 2TB**



**A well located lock up shop suitable for a variety of business uses  
The property comprises a shop (347 sq ft) including a store room (156 sq ft)**

**Offers in the region of £6,950 per annum exclusive  
Expressions of interest are invited**



**Location**

The property is located within 1.5 miles from Barnet High Street and approximately half a mile south of Barnet Hospital. It is located within a parade of shops off Chesterfield Road and Trinder Road.

**Use / Planning**

Prospective tenants should make enquiries with the Planning Department on possible use for the property. The Planning enquiry line is 020 8359 4561.

**Rates (payable by Lessee)**

Rateable value:	£3,450
Rate in the £ for 2008/2009	£48.1p (small business rate relief)
Rates payable for 2008/2009	£1,659.45 per annum

## Costs

The prospective tenant will be responsible for the Council's legal and surveyors costs at £2,500.

## Deposit and surety

A six month deposit will be required and a surety in the case that a corporate body is proposed to be named on the lease.

## References

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

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

<b>Simon Shaer</b>	
Property Services and Valuation London Borough of Barnet North London Business Park Oakleigh Road South London N11 1NP	Phone: +44 208 359 7357 E-mail: <a href="mailto:simon.shaer@barnet.gov.uk">simon.shaer@barnet.gov.uk</a> Fax: : 0870 889 7450

## **General Information**

The areas and measurements contained within these particulars are approximate figures only and no warranty is given as to their 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.

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.

The London Borough of Barnet and its employees do not give any warranty whatsoever in relation to the property.

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. 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.

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.