

RENTAL DETAILS

**Building within Park with a Range of Uses Subject to Planning
To Let**



**Former Caretakers Premises, Mill Hill Park, off Daws Lane,
NW7**

Location

The property is located within the grounds of Mill Hill Park, close to the car park accessed from Wise Lane. Wise Lane leads to the B1461 which provides access to both the A1 (Watford Way) and M1 motorways. There is a bus stop located approximately 160m from the property and provides services to Edgware, Southgate and Golders Green. Mill Hill Broadway the nearest Railway station, located approximately 0.6 miles from the subject. This provides a Thameslink service.

The area is well located to several schools and community facilities. Shops and cafés located on the nearby Mill Hill Broadway.

Lettable area description

The property comprises two small ground floor areas divided by a partition wall, under a hipped roof. The rooms can be accessed via separate metal doors. The walls are solid plaster walls with casement windows which would need to be replaced. The property is connected to water services. There are trees surrounding the property. There is also an overgrown tarmac track leading to the main path around the park.

Area	SQ M	SQ FT
Ground Floor	32	350
Total	32	350

Planning

The property is available to let for a range of uses subject to planning approval. It is advised that all proposals are discussed before submission both with Barnet Council's Local Planning Authority (020 8359 4974 and 4720 respectively).

Rental terms

Rent upon application, for a term subject to negotiation.

Costs

The prospective purchaser or tenant will be responsible for the Council's legal and surveyor's fees.

Further Information in regards to this property please contact:

James Barr – Barnet Estates/Property Services

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General Information

1. 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.
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.