



## Sapphire House, 26 East Barnet Road, New Barnet EN4 8RQ



**Area**  
920 sq ft



**Rent**  
£23,000



**Location**  
Prominent main road  
location



**Bus**  
Numerous bus routes in the  
vicinity



**Train**  
New Barnet

## LOCATION

Situated in a prominent and visible location in close proximity and walking distance from New Barnet Train Station.

Aside from Ladbrokes and Pizza Hut being in the same parade, there are numerous independent shops and restaurants in the surrounding area.

## DESCRIPTION

The premises benefit from Use Class E and are suitable for a variety of uses subject to Landlords consent.

## TERMS

Available by way of a brand new FR&I lease on terms to be agreed, subject to contract and vacant possession.

## LEGAL COSTS

Each party are to be responsible for their own legal cost incurred in the transaction.

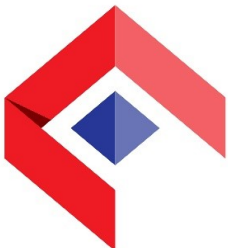
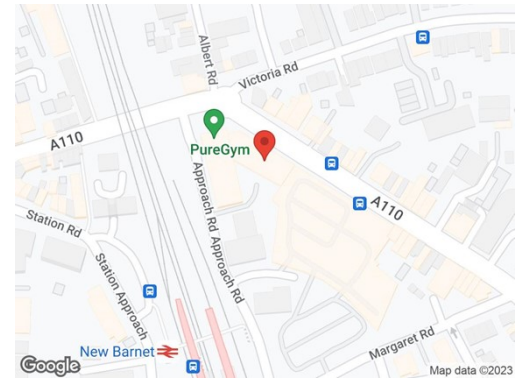
## RATES

According to the Valuation Office, the Rateable Value from 1st April 2023 is £20,250 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Barnet.

## EPC

For further information please contact:

**Simon O'Brien**  
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