

5 Cockfosters Parade, Cockfosters Road, Barnet, EN4 0BX



TO LET

Class E Retail / Leisure

1,287 sq ft / 119.6 sq m

£60,000 per annum

Prominently positioned ground floor Class E unit, with rear outside space and residential flat at upper floors



- Prominent position opposite Cockfosters tube station
- Popular local retail parade in affluent suburb
- Open plan space
- Rear outside space suitable for vehicle parking or for external area to support the retail use
- Self-contained upper flat accessed from service road via Mount Pleasant
- Good services links to A406 (North Circular Road), A10 (Great Cambridge Road) and M25



Description

Single fronted, former betting office arranged at ground floor only and comprising open plan retail space to the front together with rear ancillary stores and WC's. There is a kitchenette together with both male/female and disabled access WC. To the rear, there is an external area that could provide parking for 3-4 small cars. At the upper floors there is a maisonette, arranged as two rooms, kitchen and bathroom at first floor, plus two further rooms at second floor. The upper part is accessed from the rear service road via Mount Pleasant.

Location

Cockfosters Parade is moments north of the junction with Cockfosters Road, Chase Side and Bramley Road. The location offers excellent vehicular access to the A406 (North Circular Road), A10 (Great Cambridge Road) and M25 (Junction 24). As well as underground connections via Cockfosters station (Piccadilly Line services).



Accommodation / Availability

Unit	Sq ft	Sq m	Rates payable	EPC
Ground	700	65.03	£14,430 /annum	C (52)
1st	331	30.75	On Application	-
2nd	256	23.78	On Application	-
Ground - Rear Outside Space	900	83.61	On Application	-
Total	2,187	203.17		

Tenure

New Lease

EPC

C (52)

VAT

Not applicable

Configuration

Upon enquiry

Contacts

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Further Information

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