

Lock up Shop with A1 Use TO LET



6 The Concourse, London, NW9

Location

The Grahame Park Estate is situated south of Great Fields, and west of Quaker Course on the south-west of Corner Mead on the Northern fringe of Colindale, ½ mile west of the A1 and M1 motorway. The estate benefits from its own a bus terminus and is also ½ mile north of Colindale Underground Station (Northern Line).

The Property is situated at the northern end of the parade of shops at the centre of the Grahame Park Estate. Nearby occupiers include the Post Office, several local charities & community groups, the Metropolitan Police Service and an NHS Primary Care Trust (GP surgery).

The Estate is subject to a major regeneration initiative by the Council and its development partners. Further details can be found here:

<https://www.barnet.gov.uk/grahame-park>

<https://www.genesisha.org.uk/contacting-genesis/media-centre/grahame-park-plans>

Lettable area description

The Property comprises an end of terrace single storey retail unit. Construction is of precast concrete form with glass frontages.

The Property provides approximately 1,350 sq ft / 125 sq m of accommodation and the following specification:

- Glazed shop frontage
- Security shutters
- Loading bay to the rear

The Property requires redecoration throughout and this would be factored in to any negotiations.

Location plan

Please see appendix 1

Planning

The Property has A1 planning consent. Other uses are 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 £10,000 per annum. Five-year lease with a landlord break subject to six months notice.

Lease will be outside the L&T Act 1954.

Costs

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

Further Information in regards to this property please contact:

Sal Waheed – Barnet Estates/Property Services

Tel: 020 8359 2170

Email: sal.waheed@barnet.gov.uk

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.

Appendix 1

