

RENTAL DETAILS

Standalone single storey unit (D1)

Former RSPCA Clinic, 32 Park Road, East Finchley, N2 8EX



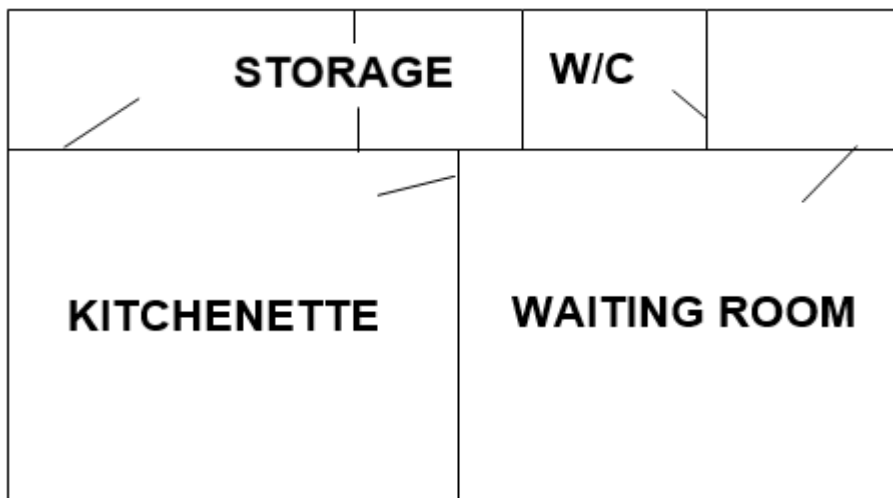
The lettable area consists of ground floor space totalling 337 sq.ft / 31 sq.m.

Location

The Property is situated on the south side of Park Road just off the busy High Road (A1000). The Property is a standalone single storey building with looking out onto the High Road. The demise is in a residential area located within a few minutes walk to a busy retail parade, a children’s playground and the Holy Trinity Church of England Primary School.

Lettable area description

The existing building provides 31 sq metres (337 sq ft of accommodation on ground floor).



Location plan

Please see appendix 1

Photographs

Please see appendix 2

Planning

The property has formally been used as an clinic and has an established D1 use.

Rental terms

By negotiation.

This property is in a dilapidated state and therefore all development proposals will be subject to planning permission to be considered by London Borough of Barnet, separate to the council’s consent as landlord. It is advised that all proposals are discussed before submission with Barnet Council’s Local Planning Authority (020 8359 4974 and 4720 respectively).

Costs

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

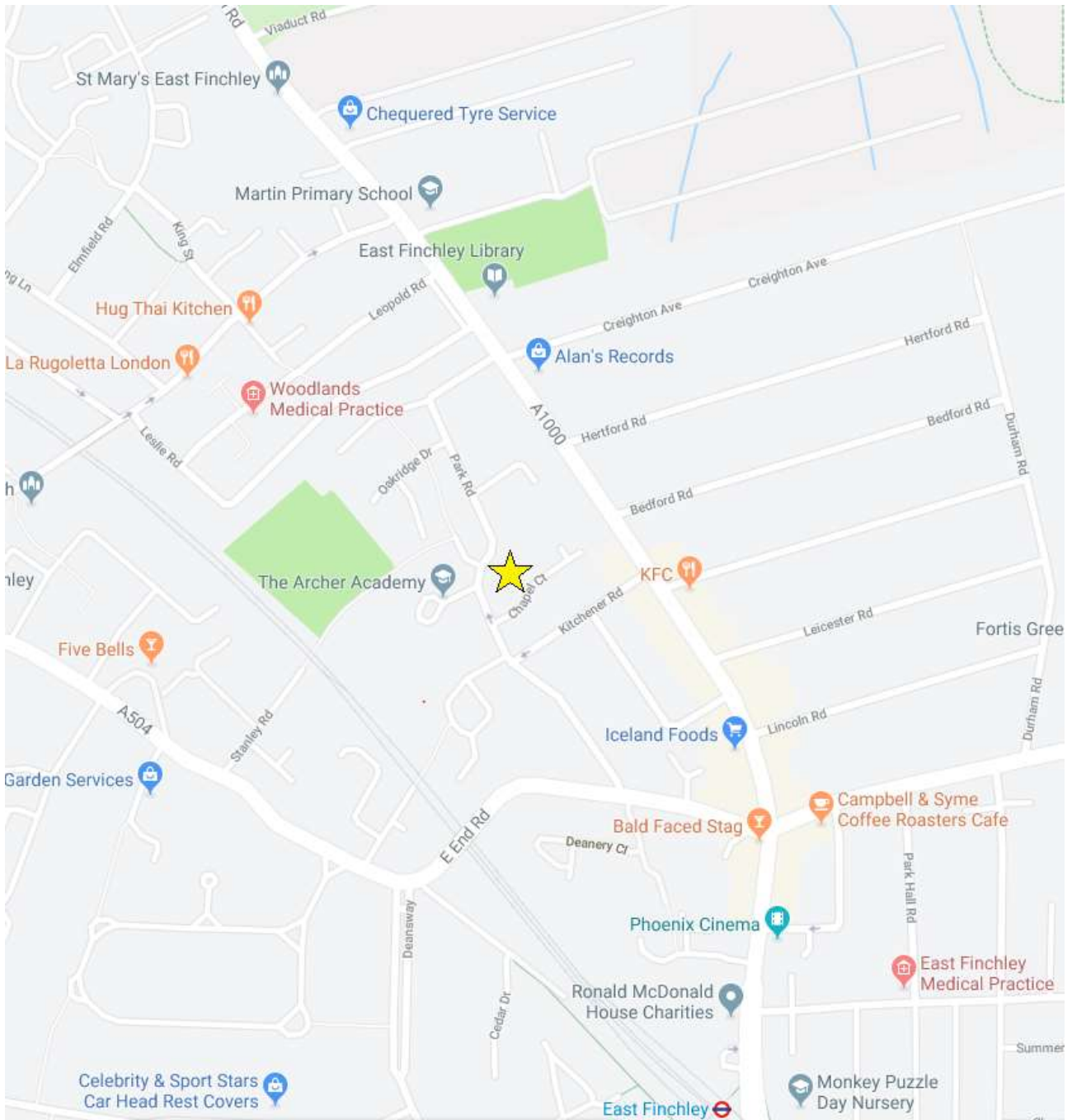
Further Information in regard to this property please contact:

James Ansher – Barnet Estates/Property Services	0208 359 2665
2 Bristol Avenue Colindale, NW9 4EW	James.Ansher@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



Appendix 2



