

**TO LET**  
**LOCK UP SHOP**  
**59.00 Sq M (635 Sq Ft)**



**19 CHURCH HILL ROAD**  
**EAST BARNET EN4 8SY**

See important notice overleaf

**020 8367 5511**

**bowyerbryce.co.uk** 96 Silver Street, Enfield EN1 3TW  
F: 020 8366 0818

**Also at:**

The Business & Technology Centre  
Bessemer Drive  
Stevenage, Herts SG1 2DX  
T: 01438 816396  
F: 01438 816396

50 Conduit Street  
London  
W1S 2YT  
T: 020 7734 4300  
F: 020 7734 4301

## 19 CHURCH HILL ROAD EAST BARNET EN4 8SY

---

**DESCRIPTION & SITUATION** A lock up shop situated on the east side of Church Hill Road close to its junction with East Barnet Road and Cat Hill and adjacent to the pedestrian access to a local authority car park.

Suitable for a variety of trades.

<b>FLOOR AREAS</b>	All dimensions and areas are approximate only		
	Internal width (average)	4.0 m	13 ft
	Shop depth	15.3 m	50 ft
	Sales area	59.00 sq m	635 sq ft
	<b>Total Area</b>	<b>59.00 sq m</b>	<b>635 sq ft</b>

**TERMS** To be let on a new full repairing and insuring lease for a term to be agreed subject to periodic rent reviews.

**RENT** £8,500 per annum exclusive SUBJECT TO CONTRACT  
Premium on application

**RATES** From verbal enquiry with the charging authority.  
Rateable value £10,750  
Rates payable 2010/2011 £4,450

**LEGAL COSTS** Both parties reasonable legal costs are to be borne by the ingoing tenant.

**VIEWING** Contact  
BOWYER BRYCE  
Paul Quy  
020 8370 2539  
Ref: 010367 paul.quy@bowyerbryce.co.uk

### Important Notice

Bowyer Bryce (Surveyors) Ltd for themselves, any joint agent and for the seller(s) or landlord(s) of this property whose agents they are, give notice that:

- (i) These particulars are set out as a general outline only for the guidance of intended buyers and tenants and do not constitute, nor constitute part of, any offer or contract.
- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No director or person in the employment of the agents has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (iv) No tests have been carried out to any of the services which may serve the property such as heating, power supplies, lighting, fire or security alarms etc, and therefore no warranty is given that they are in satisfactory working condition or comply with the appropriate regulations.
- (v) All rents and prices quoted are exclusive of VAT (if chargeable).