



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



Area
920 sq ft



Rent
£26,000 plus VAT per annum



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.

ADMINISTRATIVE COSTS

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract /references.

RATES

According to the Valuation Office, the Rateable Value from 1st April 2026 is £23,250 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Barnet.

EPC

For further information please contact:
hello@obre.co.uk



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