



Stephen James  
Properties LLP

**PROMINENT RETAIL / A2 OFFICE PREMISES**

**TO LET – NEW LEASE**

**2883 SQFT (268 m<sup>2</sup>)**

**143-145 HIGH STREET, SOUTHGATE, N14 6BX**



(NB: The estate agents office shown in the above photograph does not form part of the available demise)

**Stephen James Properties LLP, Unit 1, Martinbridge Estate, Lincoln Road, Enfield, EN1 1SP**

**Tel: 020 8344 0980      mail: [info@sjproperties.co.uk](mailto:info@sjproperties.co.uk)**

Stephen James Properties LLP is a limited liability partnership registered in England and Wales, registered number OC 360953.  
Registered Office: Russell Bedford House, City Forum, 250 City Road, London EC1V 2QQ



## **Location**

The property is situated in a prominent position on the western side of High Street (A1004), less than 100 metres from Southgate Underground Station (Piccadilly Line).



## **Description**

The premises comprise an extensive ground floor retail/ A2 unit, most recently occupied by Barclays Bank. Predominantly open plan, the space can be configured to suit an occupiers specific requirements and is currently in shell condition. A small basement provides ancillary storage and there is a surfaced courtyard at the rear.



## **Floor Areas**

All floor areas are approximate only:-

Ground floor	245m <sup>2</sup> (2636sqft)
Basement	23m <sup>2</sup> (247sqft)
<b>Total floor area</b>	<b>268 m<sup>2</sup> (2883sqft)</b>

## **Lease**

A new effective full repairing and insuring lease will be granted for a term by arrangement, subject to periodic, upward only rent reviews.

## **Rent**

£40,000 per annum exclusive.

## **Legal Costs**

Each party will bear their own legal costs.

## **Viewing**

Strictly by appointment with Joint Sole Agents, Stephen James Properties LLP

Contact: Jeremy Dangerfield 020 8344 0980 / 07775 625 674, [Jeremy@sjproperties.co.uk](mailto:Jeremy@sjproperties.co.uk)

Or Joint Agents, Brasier Freeth 01923 210 810