

# Shop to Let

## A1 Planning use

21 Bell Lane, London NW4 2BP

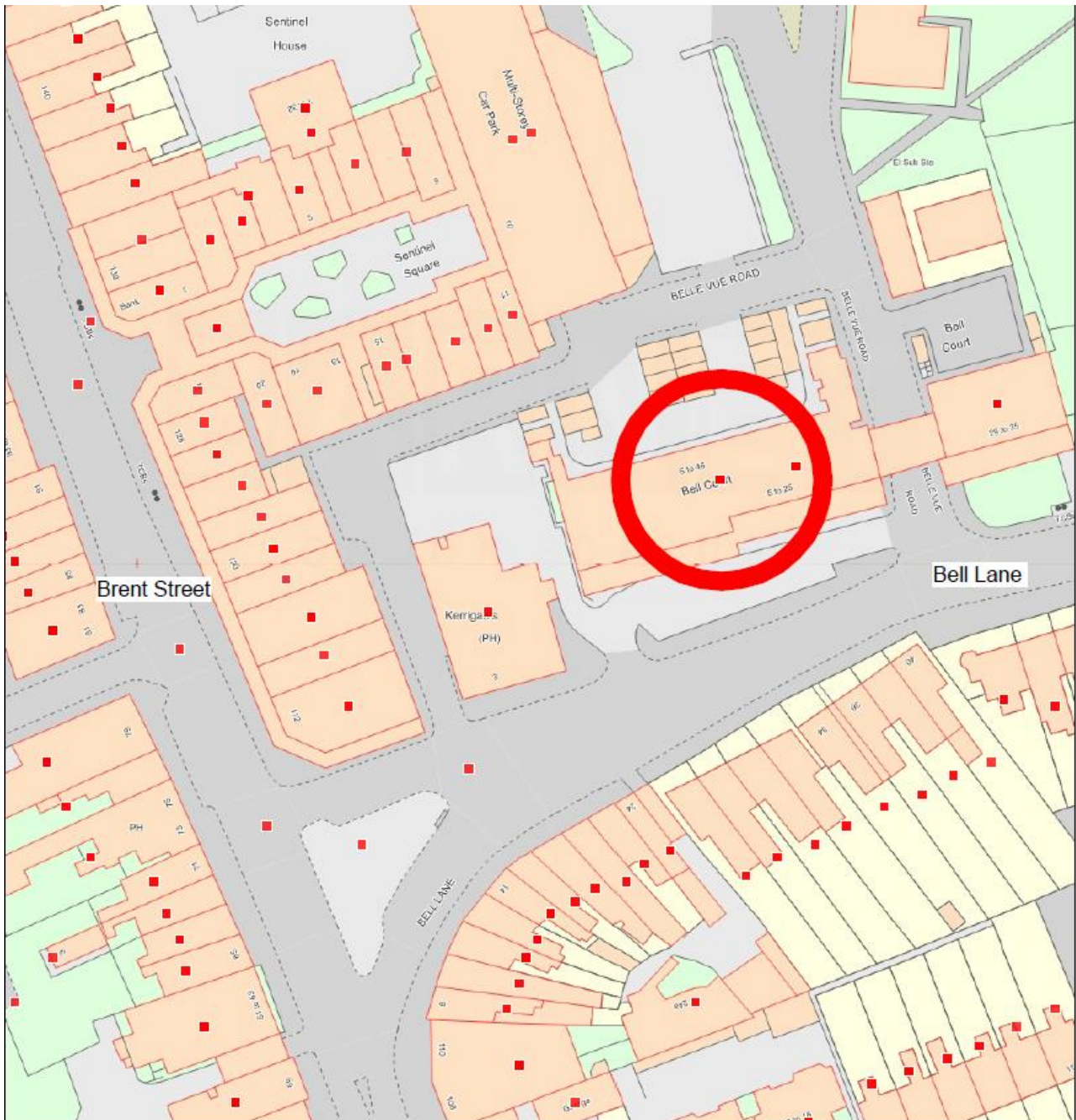


Lock up shop of approximately 542 sq ft with a rear store room of 140 sq ft

**Offers in excess of £9,500 per annum exclusive**

**Expressions of interest are invited**

**Final offers to be made by 5 January 2015 at 3pm.**



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## Location

The property is situated west of the Borough on Bell Lane just off the main high street, Brent Street (A502) in Hendon. It is approximately half a mile east of Hendon Central Underground Train Station.

## Viewing

If you would like to view the property open viewings are by appointment only.  
Please contact: Beverley Grant

Tel: **020 8359 7279**

Email: [beverley.grant@barnet.gov.uk](mailto:beverley.grant@barnet.gov.uk)

### Use / Planning

The shop has A1 planning use. Prospective tenants should make any further enquiries on possible use for the property with the Planning Department. The Planning enquiry line is 020 8359 4561.

### Rates (payable by Lessee)

Rateable value:	£6,900
Rates payable for 2014/15	£3,353.40*

\*Note, small business relief rate may be applicable

### Costs

The prospective tenant will be responsible for the Council’s legal and surveyors costs at £1,063

### Deposit and surety

A six month deposit will be required and a surety in the case that a corporate body is proposed to be named on the lease.

### References

The prospective tenant will be required to provide satisfactory references prior to the Council granting a lease. The references should take the form of the following:

- an outline business plan
- a professional reference (accountant, solicitor etc.)
- a previous landlord’s reference, a trade reference (one who has business dealing with the prospective tenant for a period of at least three years)
- a bank reference which must support the rent for the lease.

<b>Estates Business Support</b>	
Property Services and Valuation London Borough of Barnet North London Business Park Oakleigh Road South London N11 1NP	tel: +44 208 359 7279 email: Beverley.grant@barnet.gov.uk fax: 0870 889 7450

## **General Information**

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.

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.

The London Borough of Barnet and its employees do not give any warranty whatsoever in relation to the property.

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.

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.

The Council is not obliged to accept the highest or any offer received.

## **Misrepresentation Act 1967 and Property Misdescriptions Act 1991**

The Council gives notice that:

1. The above information does not constitute part of an offer or contract.
2. All statements made in the above information are without responsibility on the part of the council or its officers.
3. None of the statements contained in the above information should be relied on as statements or representations of fact.
4. Any prospective tenant must satisfy themselves by inspection or otherwise as to the correctness and accuracy of the above information.
5. The council does not propose issuing instructions to agents and if you are an agent it is assumed that you are retained by your client.

# Energy Performance Certificate Non-Domestic Building



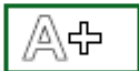
21, Bell Lane  
LONDON  
NW4 2BP

**Certificate Reference Number:**  
0395-7802-7730-9690-1403

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

**171**

This is how energy efficient the building is.

Less energy efficient

## Technical Information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 55  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 262.48

## Benchmarks

Buildings similar to this one could have ratings as follows:

**22** If newly built

**64** If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.



## Administrative Information

This is an Energy Performance Certificate as defined in SI 2007:991 as amended.

<b>Assessment Software:</b>	DesignBuilder SBEM v4.0.0 using calculation engine SBEM v5.2.b.1
<b>Property Reference:</b>	157038720000
<b>Assessor Name:</b>	Zamir Borg-Mirza
<b>Assessor Number:</b>	STRO003881
<b>Accreditation Scheme:</b>	Stroma Accreditation Ltd
<b>Employer/Trading Name:</b>	EPC Assure Ltd
<b>Employer/Trading Address:</b>	42 Brook Street London W1K 5DB
<b>Issue Date:</b>	31 Oct 2014
<b>Valid Until:</b>	30 Oct 2024 (unless superseded by a later certificate)
<b>Related Party Disclosure:</b>	Not related to the owner.

Recommendations for improving the property are contained in Report Reference Number: 9700-1963-0474-2970-8054

## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

## Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property – whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.