

**FREEHOLD
FOR SALE**

**INCOME PRODUCING GROUND FLOOR SHOP UNIT
&
RESIDENTIAL UPPERS WITH PLANNING CONSENT**



57-59 WOODHOUSE ROAD, NORTH FINCHLEY, LONDON N12 9ET

Commercial shop premises (*Figaro Barbers*), with a 2-storey maisonette above - currently arranged as 4 'bedsits', but now with planning consent for conversion.

Situated within 250 metres of the Tally-Ho Corner intersection of Great North Road and Ballards Lane, this parade of local shops includes a Co-op store.

A freehold investment/development opportunity – the ground floor shop unit is subject to an existing lease, and parts of the uppers subject to AST agreements.

Price on Application

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011



MAUNDER TAYLOR

Ground Floor Commercial Lease; commenced in July 2015 - 10 year term, 5 yearly reviews, and with a passing rent of £13,500 pax (copy lease available on request).

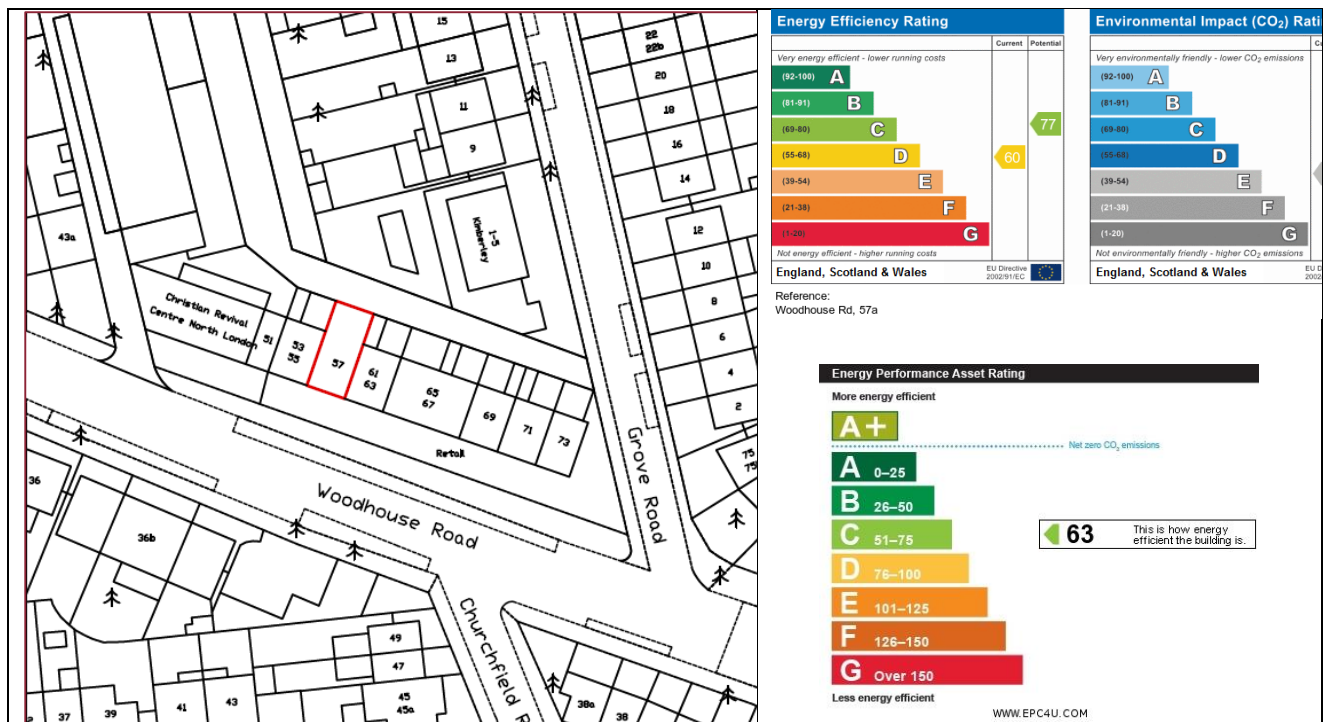
At present the upper unit is arranged as one demise, and has been let out on a room-by-room basis (4 rooms – 2 currently let on AST's each at £425 pcm)

Consent for the uppers has been obtained for;

Conversion of existing upper floors into 3no. self-contained flats including a roof extension with rear dormer window and 2no. roof lights to front roof slope

A copy of the Grant of Planning Permission, floor plans, documentation & conditions can be provided on request – alternatively all information can be obtained from the London Borough of Barnet planning portal, under application number; 18/0374/FUL.

Offers invited for the freehold interest - subject to the tenancy of the ground floor commercial space & vacant possession of the uppers.



NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

1320 High Road, Whetstone, London N20 9HP - www.maunder-taylor.co.uk – 020 8446 0011

