

MAUNDER TAYLOR

FOR SALE – SELF CONTAINED OFFICE UNIT



226b WOODHOUSE ROAD, NORTH FINCHLEY, N12 0RS

The property is situated to the rear of 226 Woodhouse Road, & conveniently located near the shopping facilities in the nearby local parade, and is also situated close to the roundabout junction of Woodhouse Road and Summers Lane.

Offered to the market with immediate availability.

The unit is currently being used as offices – comprising: open plan kitchen/office area, front & rear offices, shower room/WC. The property benefits from central heating & double glazing.

All VIEWING STRICTLY BY APPOINTMENT ONLY

GUIDE PRICE: £165,000 FREEHOLD

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.



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SUMMARY OF ACCOMMODATION

Entrance Hallway – 13'8 x 3'7 – (4.17m x 1.09m)

Main office/kitchen area: 21'3 x 8'6 narrowing to 8' – (6.48m x 2.59m x 2.44m)

Fitted kitchen units with space for under unit fridge, *potterton boiler*, stainless steel sink, radiator, laminate flooring, double glazed window to front & rear.

Office Room: 10'4 x 8'6 – (3.15m x 2.59m)

Double glazed window to front, laminate flooring, radiator.

Office Room: 10'6 x 8'6 – (3.20m x 2.59m)

Double glazed window to rear, radiator.

WC: 7' x 5' (2.13m x 1.52m)

Frosted double glazed window to rear, pedestal wash basin, low flush WC, air extractor unit, towel radiator, tiling to floor

In total approx. 468ft² (43.49m²) GIA

Legal Fees: Each party responsible for their own costs.

Business Rates: According to the VOA web site, the 2017 Rateable Value is **£6,500**. This is NOT the amount of rates payable - for the actual amount of rates payable interested parties are advised to make their own enquiries to the London Borough of Barnet.

CEPC: C - 55

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