



**121 HIGH ROAD  
EAST FINCHLEY, N2 8AG**

**Offers in Excess of  
£500,000**

## FREEHOLD INVESTMENT AND DEVELOPMENT OPPORTUNITY

### Investment Summary

- Estimated rental value of commercial unit ranging from £29,500 - £39,500 per annum.
- Full planning consent has been granted for three additional residential units.
- Total current GIA 2,454 Sq.Ft (228.0 Sq.M)
- Total proposed GIA 3,636 Sq.Ft (337.8 Sq.M)
- Two flats sold off on long leases (101 years)
- CIL payments due : £41,602.37
- The property is being sold via an Informal Tender Process, please contact for more details.

**Chestertons Capital Markets & Investments**  
riccardo.carrelli@chestertons.co.uk

# THE BUILDING

## EXISTING ACCOMMODATION

BASEMENT RETAIL / SHOP STORAGE		411 sq ft	38.2 sqm
GROUND FLOOR RETAIL / SHOP		671 sq ft	62.3 sqm
FIRST FLOOR FLAT (125 yr lease from 05/04/02 @ £150 pa)*		720 sq ft	66.9 sqm
SECOND FLOOR FLAT (125 yr lease from 05/04/02 @ £150 pa)*		652 sq ft	60.6 sqm
		<b>2,454 sq ft</b>	<b>228.0 sqm</b>

## PROPOSED ACCOMMODATION - PLANNING CONSENT GRANTED

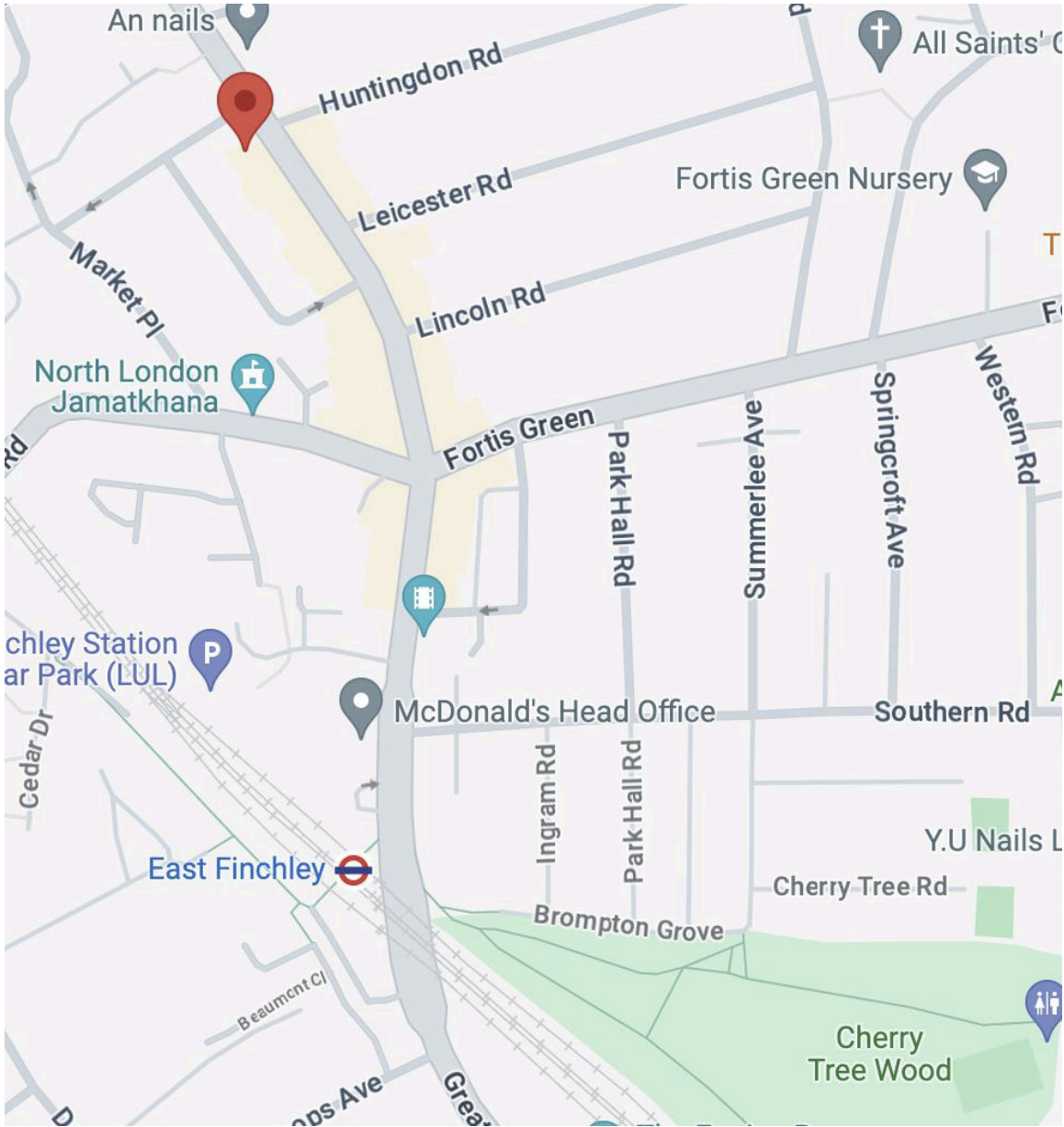
BASEMENT RETAIL / SHOP STORAGE		411 sq ft	38.2 sqm
GROUND FLOOR RETAIL / SHOP		396 sq ft	36.8 sqm
LOWER GROUND FLOOR FLAT - REAR WITH PATIO GARDEN	Flat A	539 sq ft	50.1 sqm
RAISED GROUND FLOOR FLAT - REAR	Flat B	497 sq ft	46.2 sqm
FIRST FLOOR FLAT (125 yr lease from 05/04/02 @ £150 pa)*	Flat C	720 sq ft	66.9 sqm
SECOND FLOOR FLAT (125 yr lease from 05/04/02 @ £150 pa)*	Flat D	652 sq ft	60.6 sqm
THIRD FLOOR FLAT - ROOF TERRACE	Flat E	420 sq ft	39.0 sqm
		<b>3,636 sq ft</b>	<b>337.8 sqm</b>

# LOCATION

The building is conveniently located within the bustling and vibrant East Finchley High Road, five minutes walk to the East Finchley Underground Station (Northern Line).

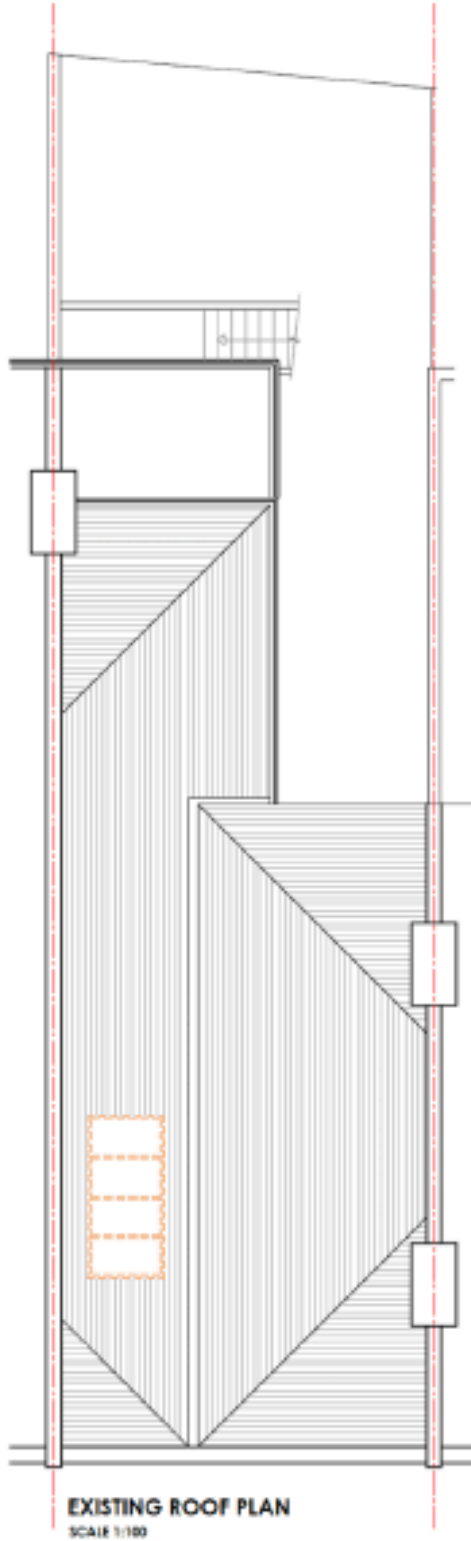
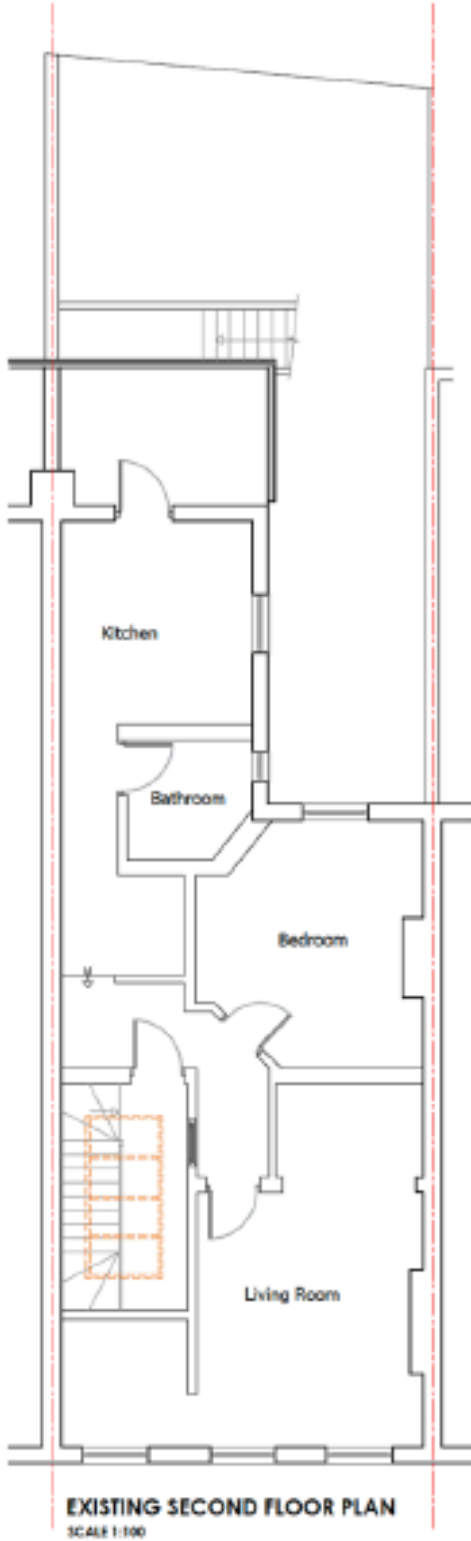
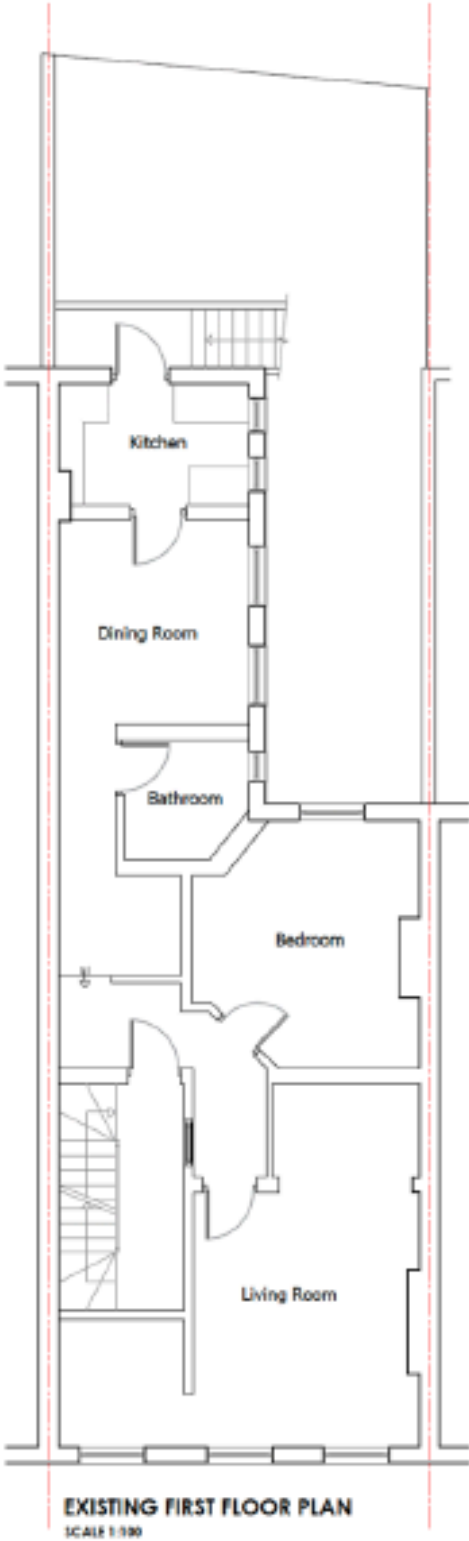
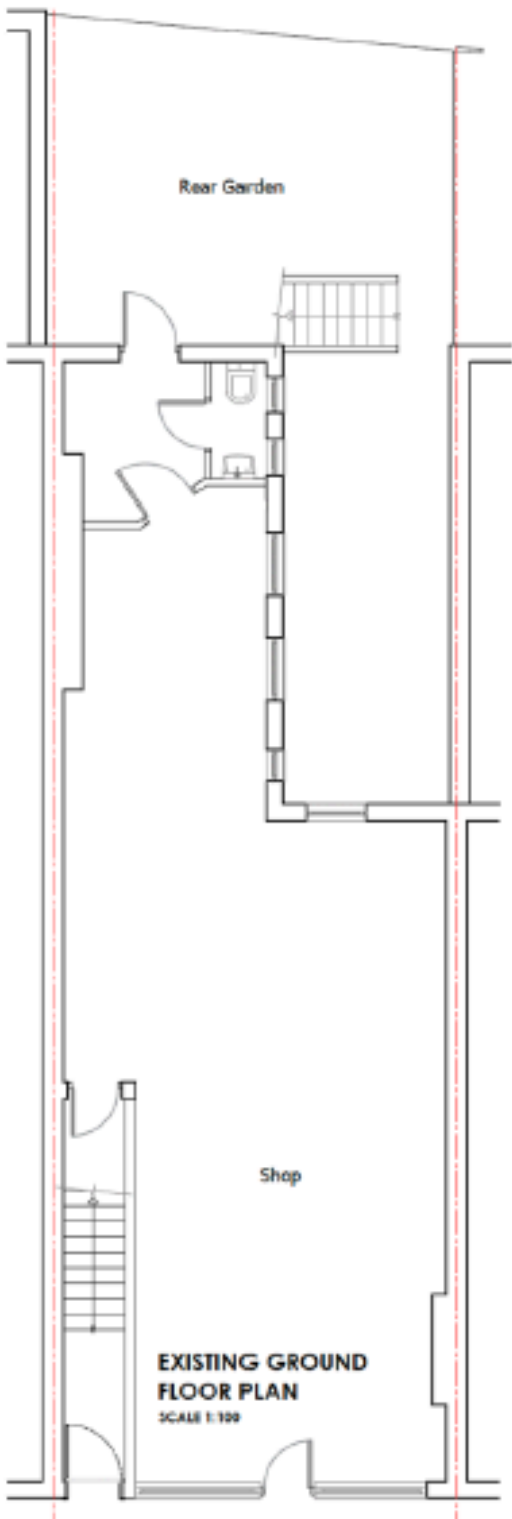
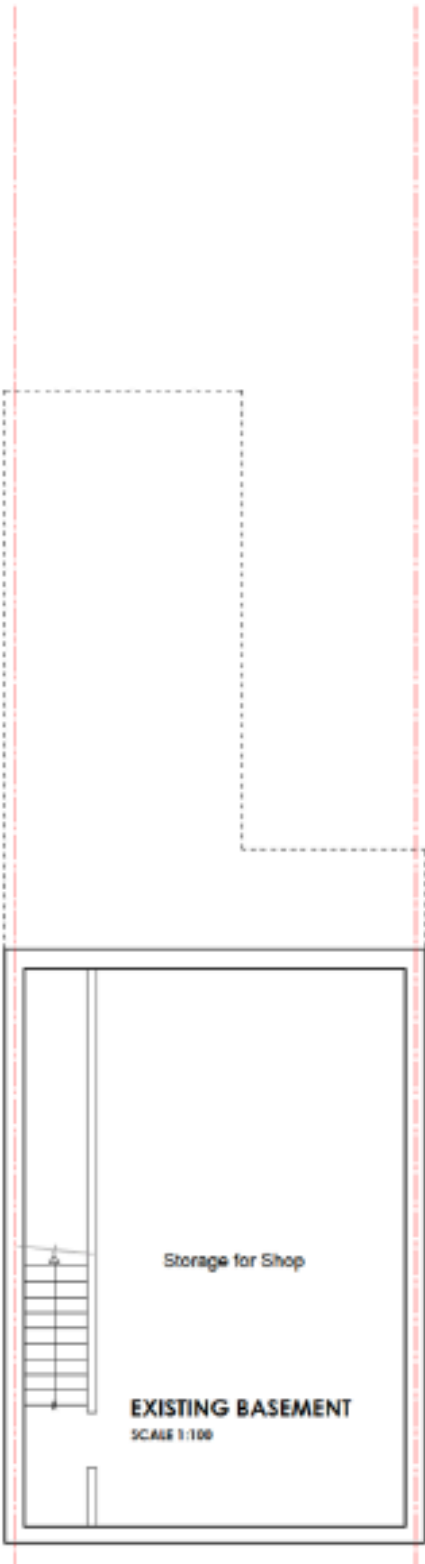
Located in Zone 3 close to the Bishops Avenue, offering quick and easy access to the West End. Numerous local bus services together with excellent links by road including convenient access to the A406 North Circular and M1, both less than two miles away.

On the High Road there is a multitude of local and national retailers including Sainsbury’s Local, Cafe Nero, Natwest Bank, Budgens and Iceland alongside a mixture of independant boutiques, cafes and restaurants.





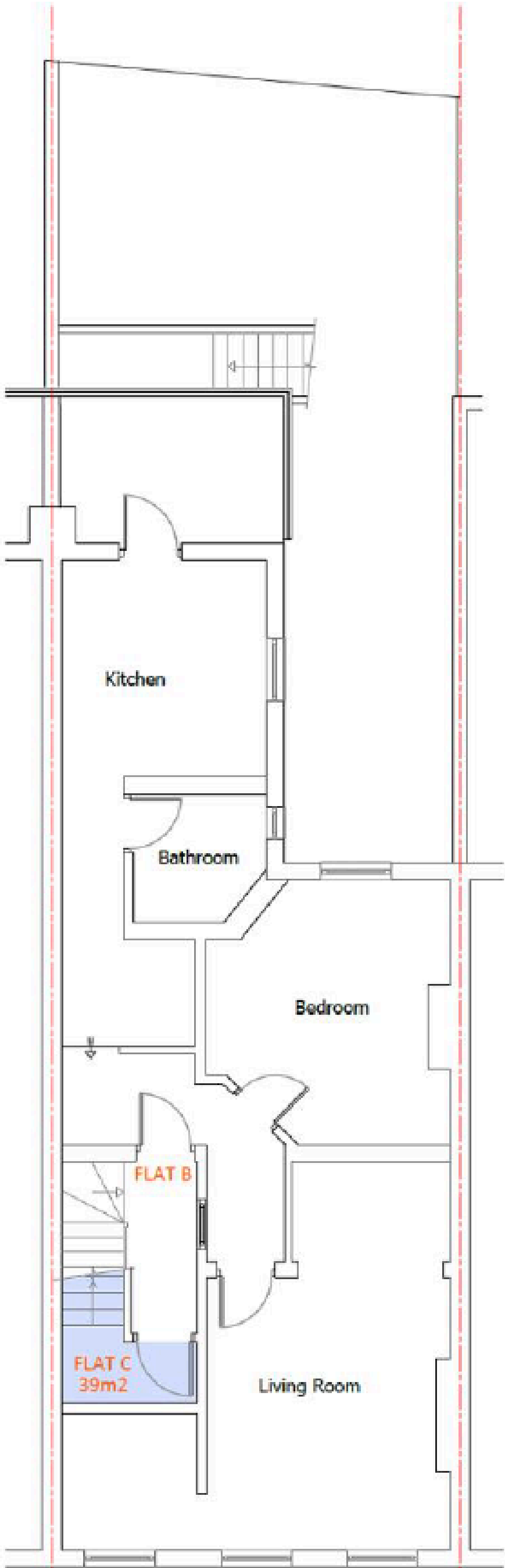
# Existing Floor Plans



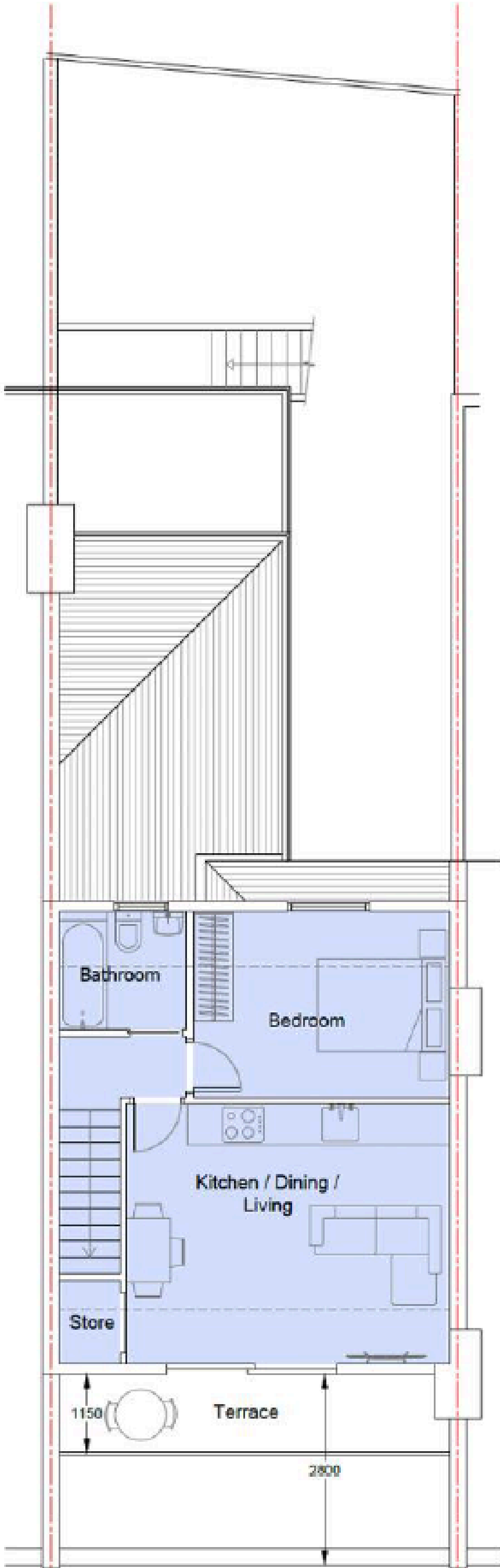
# Proposed Floor Plans - Ground and Lower Floors



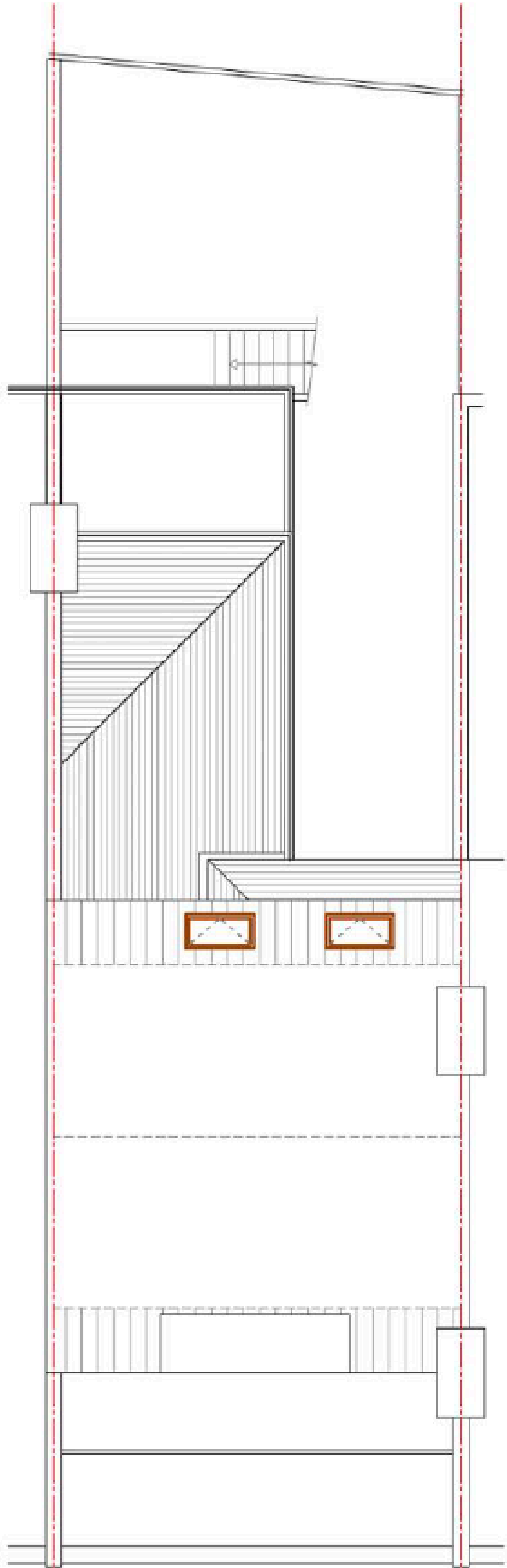
# Proposed Floor Plans - Second and Third Floors



PROPOSED SECOND FLOOR PLAN  
SCALE 1:100



PROPOSED THIRD FLOOR PLAN  
SCALE 1:100



PROPOSED ROOF PLAN  
SCALE 1:100

## CONTACT US TO DISCUSS FURTHER OR ARRANGE A VIEWING



**Riccardo Carrelli MRICS**

RICS Registered Valuer  
Capital Markets Director  
07386 668074



[Capital.Markets@chestertons.co.uk](mailto:Capital.Markets@chestertons.co.uk)

**CHESTERTONS**