



MIXED USE FREEHOLD INVESTMENT FOR SALE IN N2 IDEAL FOR INVESTORS

9 CHURCH LANE

N2 8DX

Retail

FOR SALE

2,170 sq ft

(201.60 sq m)

- Arranged over ground and first floor
- Freehold
- The first-floor 2 Bedroom flat is let on an AST for a term expiring 11th March 2025 at a rent of £18,900 per annum
- The ground floor Pilates Studio is let to Pilates Nation Ltd from 20th December 2023 for a term of 10 years at a rent of £25,800 per annum exclusive of rates
- Total income of £44,700 per annum
- Popular East Finchley location

Summary

Available Size	2,170 sq ft
Price	£725,000
Business Rates	N/A
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	564	52.40	Available
Ground	1,606	149.20	Available
Total	2,170	201.60	

Description

The ground floor Pilates Studio is let to Pilates Nation Ltd from 20th December 2023 for a term of 10 years at a rent of £25,800 per annum exclusive of rates. Expiring 19th December 2033. The lease is contracted outside the Landlord and Tenant Act 1954.

Rent review 20th December 2027 and 4 yearly thereafter.

There is a mutual break clause effective from 20th December 2027 subject to either party giving 6 months prior written notice.

The first-floor 2 Bedroom flat is let on an AST for a term expiring 11th March 2025 at a monthly rent of £1,575

TOTAL INCOME: £44,700 per annum

Location

Located at 9 Church Lane, N2, this mixed-use freehold building is in a well established gentrified suburb of North London in the shape of its excellent schools, streets of period houses, independent shops, cafes and restaurants and great transport links. East Finchley Station on the Northern Line allowing quick and easy access into Central London.

Terms

Freehold with tenancy information available on request.

Viewings

Viewings strictly via Dutch & Dutch



Viewing & Further Information



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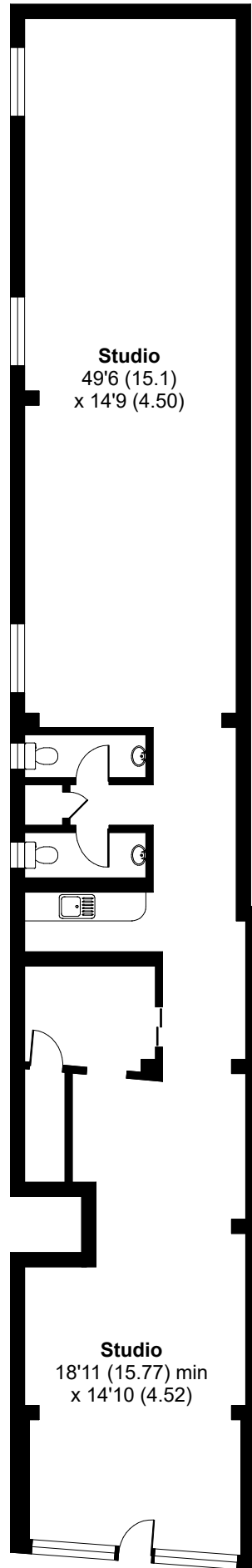
peter@dutchanddutch.com

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Church Lane, East Finchley, London, N2

Net Internal Area = 1606 sq ft / 149.1 sq m

For identification only - Not to scale



GROUND FLOOR

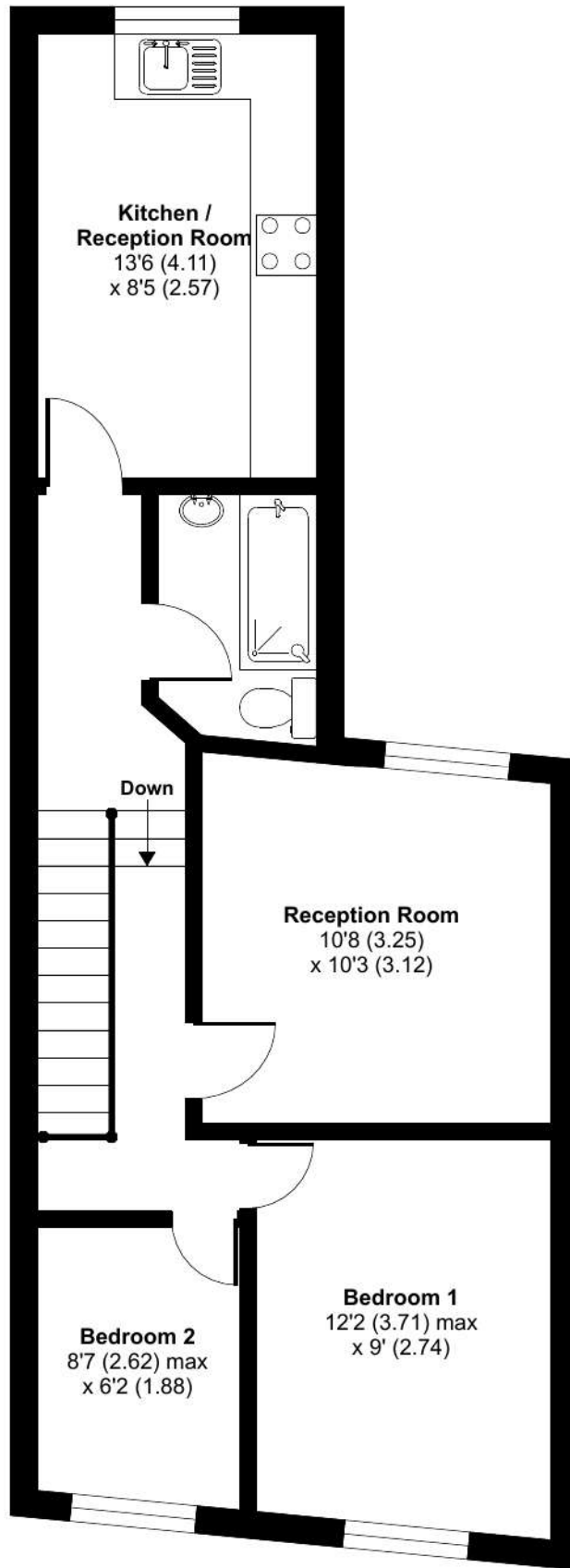


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS3 Commercial). ©nchecon 2024. Produced for Dutch & Dutch. REF: 1138961

Church Lane, East Finchley, London, N2

Total = 564 sq ft / 52.4 sq m

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GROUND FLOOR

FIRST FLOOR