

est 1979

 **Jeremy
Leaf & Co.**



High Road, London

£870,000

- Unbroken freehold
- Shop let at £24,500 per annum
- Planning approved (ref 23/2049/FUL)
- Development opportunity

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High Road, London, N2 9PN

An unbroken freehold commercial/residential building currently comprising ground floor commercial unit let at £24,500 per annum on a 6-year FRI lease from May 2024, a three-bedroom apartment on first and second floors, we are advised by the owner, is let under a rolling contract at £1,650 per month including bills i.e. £19,800 per annum.

Planning was approved on 30/9/2024 (ref 23/2049/FUL) for a mansard roof extension including front and rear dormers with terrace and part single/part two storey rear extension creating two additional flats.

The property is situated in the heart of East Finchley approximately 150 metres from East Finchley (Northern Line) Underground Station, on many bus routes and close to affluent streets including The Bishops Avenue just over 300 metres away.

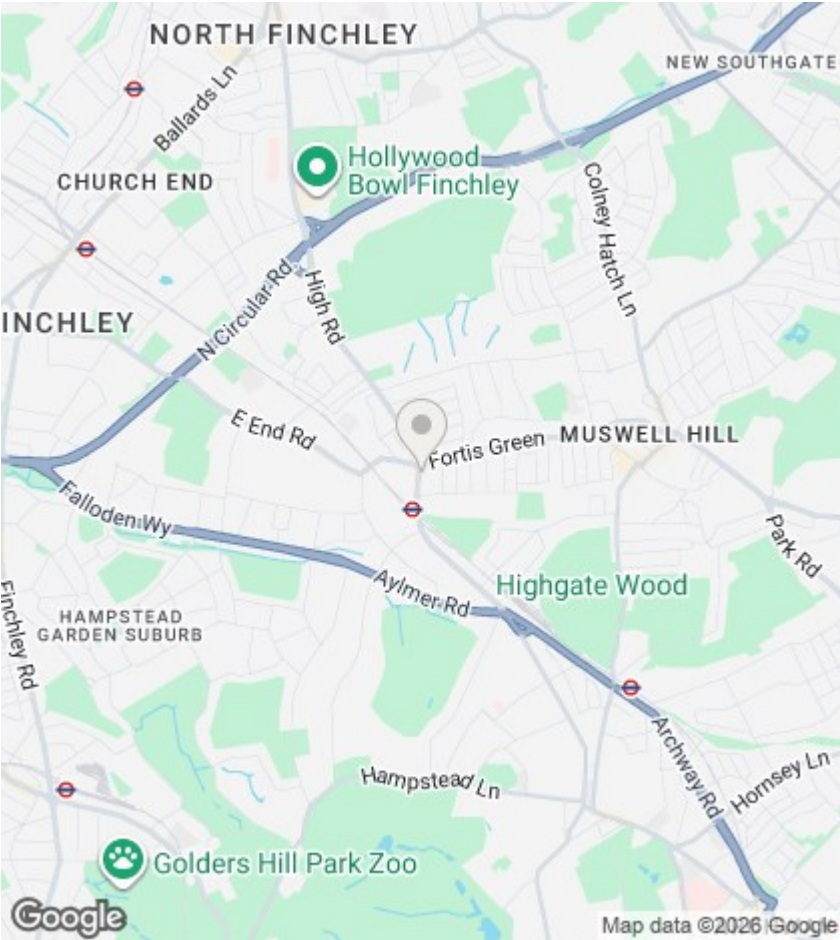
Multiple retailers close by include Sainsburys, Tesco, Iceland, Budgens, Costa Coffee, Caffe Nero, William Hill, Subway, and KFC complemented by smaller boutique stores and cafes. Offers for the freehold interest subject to existing occupations should be submitted to owners' sole agents Jeremy Leaf & Co from whom further planning background, plans, EPC, etc are available upon request.

Viewing arrangements strictly by appointment only.



Council Tax Band:





Directions

Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC