

FREEHOLD MIXED-USE INVESTMENT FOR SALE, EAST FINCHLEY HIGH ROAD N2.



Description / location:

Introducing this lucrative investment opportunity on High Road, London N2. This four-floor terraced building boasts a ground and basement retail unit currently leased, generating £22,000 per annum. Additionally, two spacious three-bedroom flats on the first and second floors generate a combined income of £46,000 per annum.

Located on the scenic High Road, this property enjoys a prime location near popular shops like Sainsburys and Cafe Nero, as well as a variety of local restaurants and boutiques. The separate entrances for the commercial and residential spaces provide added convenience and privacy for tenants and visitors alike.

5-minute walk from East Finchley Underground Station, with other nearby points of interest including Highgate Underground Station, Finchley Central Underground Station, and esteemed schools such as Holy Trinity CofE Primary School and The Archer Academy. This property offers a convenient and sought-after location for both investment and residential purposes

With modern facilities, air-conditioning system, and a private garden, this property is sure to attract discerning investors and potential tenants. Don't miss the chance to own this high-value asset in an affluent residential area. Enquire now to schedule a viewing and secure this exceptional opportunity.

Offered at a Freehold price in the region of £1,200,000 (No VAT), this property is a truly valuable addition to any investment portfolio. Don't hesitate, secure your viewing today!

Asking Freehold Price: In the region of £1,200,000 (NO VAT)

Measurements approx.: Ground and Basement Shop 1050 Sq. Ft (leased from 24th June 2005 for 20 years expiring 23rd June 2025 where tenant and landlord in negotiation for 15 Year FRI lease with rent negotiated in the region of £30,000 per annum Exclusive)

1st Floor and 2nd Floor flat: 1560 Sq. Ft (12-month AST Flat A expiring on 2 July and Flat B on 12 July 2025)

Legal cost: Each party bears their own legal costs.

EPC: Available on Request

Viewing: Strictly by prior appointment through Sole Agents as below.

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