

INCOME PRODUCING FREEHOLD INVESTMENT FOR SALE (Business NOT affected)



1296 HIGH ROAD, WHETSTONE, LONDON, N20 9HJ

Situated in a prominent position in the High Road, which benefits from an array of shops, restaurants & coffee shops – including; *Boots, Waitrose, Costa Coffee, Marks and Spencer*, and a number of independent traders.

The property comprises a retail unit on the ground floor, with a flat on the first floor, and a further duplex flat over the second & attic floors.

Both flats have been sold off on long leases - lease terms & ground rent details overleaf.

The area is well served by public transport, with bus services running along the High Road, and with Totteridge & Whetstone underground station (Northern Line) being within a quarter of a mile.

All viewings strictly by appointment only

GUIDE PRICE: £350,000 FREEHOLD



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

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.

Ground Rent & Lease Details

Shop 1296 High Road	Let on a 20 year term commencing June 2022	Passing rent £24,400 PAX, Next Review date June 2027.
FLAT 1296a	125 year lease commencing September 2003	Approximately 103 years remaining Ground Rent currently £75 PA
FLAT 1296 b	125 year lease commencing September 2003	Approximately 103 years remaining Ground Rent currently £75 PA

Commercial Unit Energy Performance Certificate: C



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