

MIXED USE INVESTMENT OPPORTUNITY - FOR SALE

Comprising commercial unit & upper 2-bedroom flat
(Both parts currently let separately & income producing)



HIGH STREET, BARNET, HERTS EN5 5SZ

Located at the popular Hadley Green end of the High Street (A1000), sitting amongst mainly independent traders, this unit is offered to the market as an investment opportunity, with a commercial tenant occupying the ground floor and a separate tenant occupying the 2 bedroom flat above.

The area is served by public transport with buses passing the property and High Barnet underground station is approximately two thirds of a mile away.

Viewings strictly by appointment only & notice will be required

£520,000 – FREEHOLD
TO BE SOLD SUBJECT TO EXISTING TENANCIES



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH 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

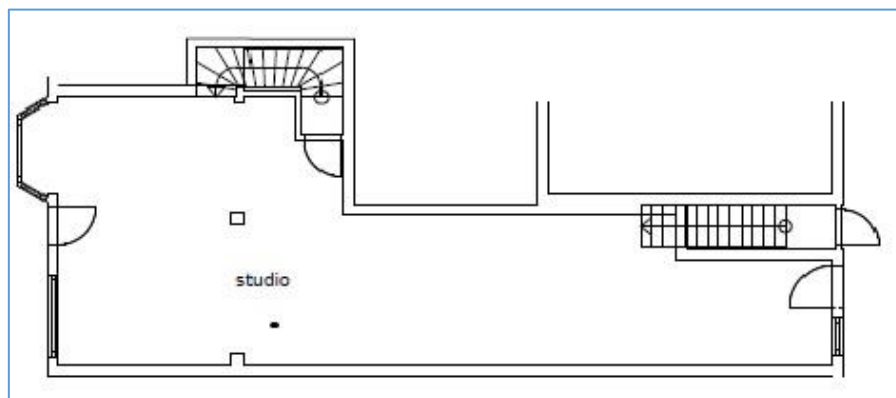
NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

Description – Commercial Let to an established fitness group with other premises.
Let on a 10-year term from August 2025. Rent: from August 2026 increasing to £19,000 PA.

The plan below is to illustrate the overall area – since the new tenant's occupation, the internal configuration has altered.



(Note: Drawing is not to scale and is for identification purposes only)

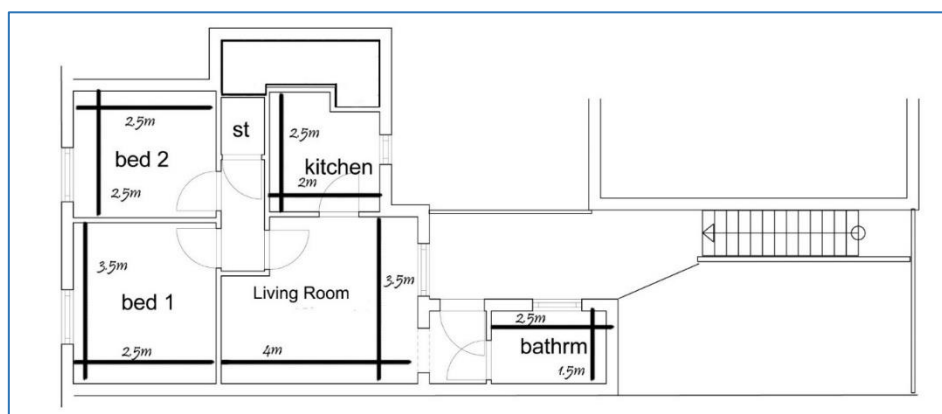
CEPC Rating: C56

Business Rates:

According to the VOA web site, from 1 April 2026, the **Rateable Value** is £27,000. This is NOT the amount of rates payable. For the actual rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.

GROSS INTERNAL AREA: 713ft² (66.23m²)

Description – Residential Currently let on an assured shorthold tenancy with an income of £15,000 PA.



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Council Tax Band: C

EPC Rating:

Current: 55D

Potential: 62D



Regulated by RICS



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