

FREEHOLD INVESTMENT FOR SALE WITH RE-DEVELOPMENT OPPORTUNITY (STPP)



1324-1326 High Road, Whetstone N20 9HJ

Situated on the eastern side of Whetstone High Road (A1000) – opposite Waitrose.

The Ground Floor is currently let to **The French Market** on a 15 Year lease from September 2020. The current passing rent is £62,400 PAX. (+ parking – see separate note). There is a 5 yearly rent review pattern – 2025 review is currently being discussed. Plan of the unit prior to the current fitting out for the French Market overleaf

Totteridge & Whetstone station (Northern Line) and Oakleigh Park Station (Mainline), are the closest and serve the general area. The High Road is served by several bus routes. Whetstone has a good array of retail premises, restaurants & coffee shops.

STPP there is scope to develop the currently vacant upper floor offices into residential, as well as creating a new floor above. Please see an existing plan of the property as well as provisional drawings for the residential conversion overleaf.

Viewings – Strictly by appointment only

Offers invited above £2,250,000 FH

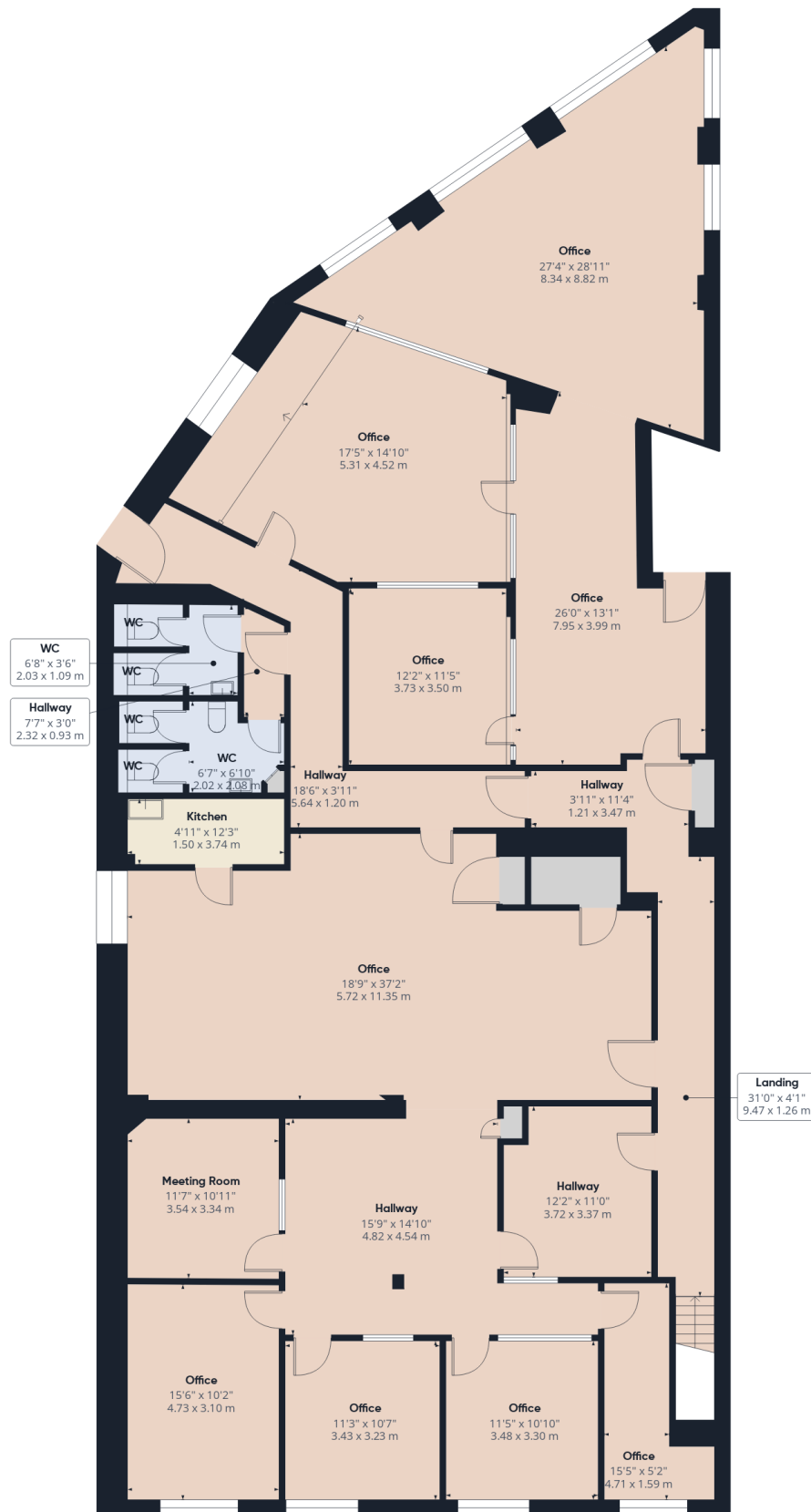


PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: S E MAUNDER TAYLOR MIRPM AssocRICS, B A EWEN MNAEA, J D MELLOR DipSurv Pract

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



Floor 1

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Energy Performance Asset Rating

More energy efficient

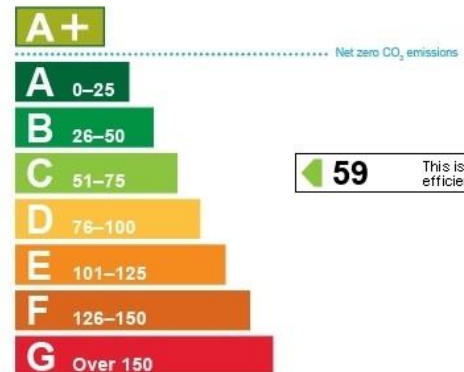


Less energy efficient

FRONT EPC

Energy Performance Asset Rating

More energy efficient



Less energy efficient

REAR EPC

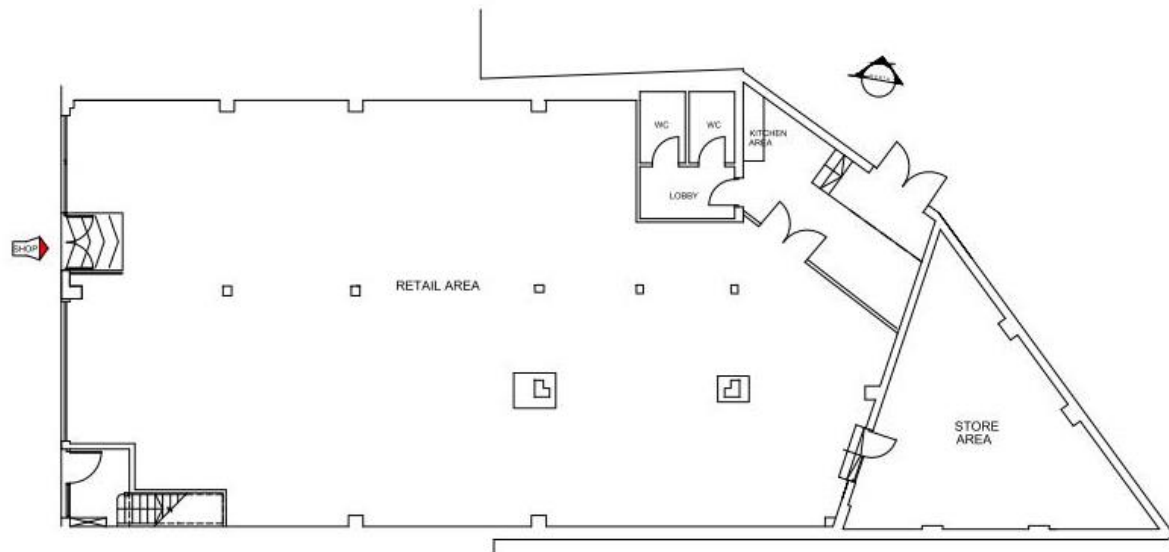


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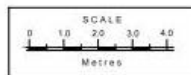
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SHOP FLOOR PLAN

AREA TOTAL 111.12 (111.12) sq.m.
1320-1328 HIGH ROAD, LONDON N20 9HP
1:125 @ A4



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Rear Parking:

Held on separate title, but forming part of the sale, the rear car park has provision for 5-6 cars. The *French Market* rent 2 spaces for £2,200 pa – increasing to £2,500 pa in Sept 2025.

Legal Costs:

Each party to pay their own legal costs

Business Rates:

According to the VOA web site, the **Rateable Value** for the ground floor from **April 2023 is £73,500 and for the first floor it is £59,000**. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.

If interested, please contact: sales@maundertaylor.co.uk or 020 8446 0011



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