

INCOME PRODUCING FREEHOLD FOR SALE

TO BE SOLD SUBJECT TO EXISTING TENANCIES OF SHOP & RESIDENTIAL UPPER PART



18 & 18a LYTTON ROAD, NEW BARNET, EN5 5BY

The lock up commercial unit is arranged over ground level with an additional covered decked/lean-to area to the rear - leading to the rear garden. The unit is located in a secondary parade of mixed shops serving the local community.

The upper flat is arranged over 2 levels and has 2 bedrooms, reception, kitchen & bathroom.

The premises are situated in the middle of the parade – and located within a third of a mile of New Barnet mainline station.

ALL VIEWINGS – STRICTLY BY APPOINTMENT ONLY

GUIDE: £495,000 – FREEHOLD
TO BE SOLD SUBJECT TO EXISTING TENANCIES



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

18 & 18a Lytton Road, New Barnet, EN5 5BY

Page Two

COMMERCIAL UNIT



The commercial unit is currently let to
Supreme Patties & Cakes Limited

Lease: 5-year FRI lease through until
December 2027.

Passing Rent: £16,000 PAX

Business Rates:

According to the VOA website, the 2026
Rateable Value is £7,100. This is not the actual
amount of rates payable, interested parties are
advised to make their own enquiries with the
Borough of Barnet Council.

**GIA: APPROX
675ft² (62.7m²)
- including WCs/Lobby**



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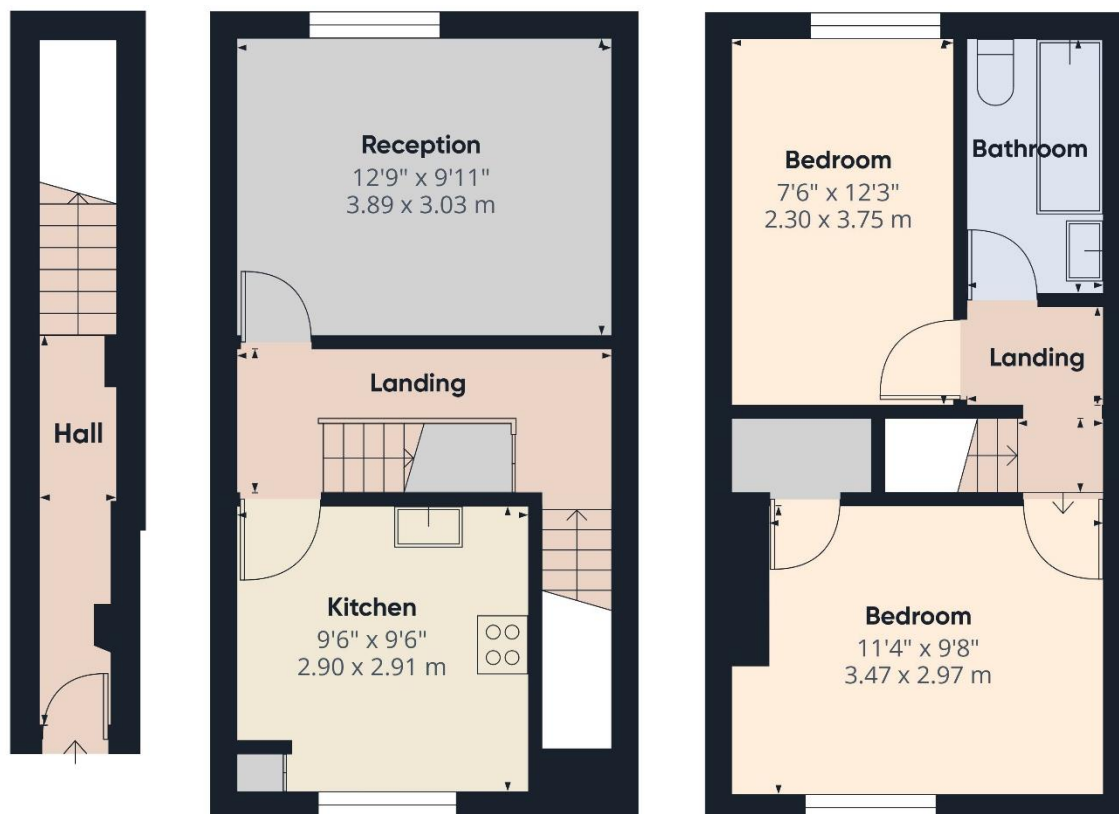
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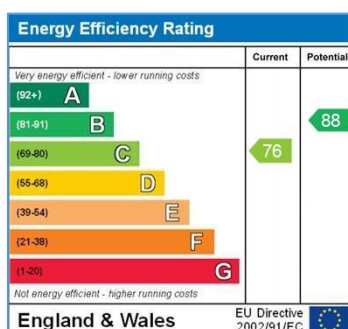
Page Three

RESIDENTIAL UNIT



Gas centrally heated & double glazed - currently let under an AST for £1,100 per month

Council Tax band: B



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