

est 1979

Jeremy  
Leaf & Co.



High Road, London, N2

Guide Price £1,150,000

- Mixed use building
- 0.2 miles away from East Finchley (Northern Line) Underground Station (Zone 3)
- Unbroken freehold
- To be sold with the benefit of planning consent

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# High Road, London, N2 8AG

\*CONTRACTS EXCHANGED\* An unbroken mixed-use freehold building on the busy East Finchley High Road. Approx. 0.2 miles away from East Finchley (Northern Line) Underground Station (Zone 3) and various bus routes pass the door.

The property currently comprises of:

- a) ground floor retail shop - with rear garden - of approximately 1188 sq ft (110.3 sq m) including basement store let on a monthly licence at £17,500 per annum exclusive.
- b) first floor 1/2 bedroom flat of around 720 sq ft (66.9 sq m)
- c) second floor 1/2 bedroom flat of approx 652 sq ft (60.6 sq m) let at £1,250 per month/£15,000 per annum under an internal repairing assured tenancy which is due for review to market rent on 1st November 2025.

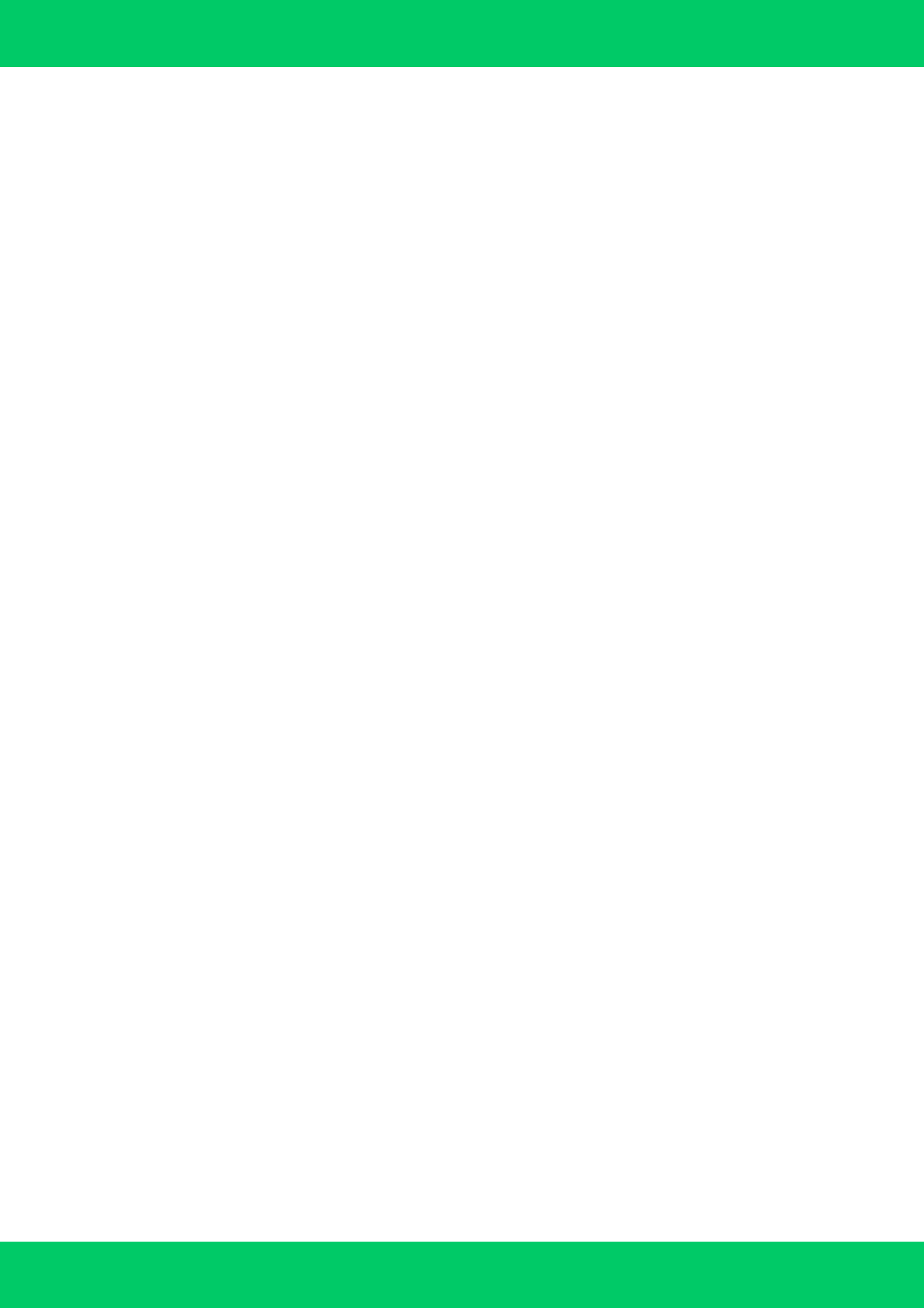
We are advised the property is to be sold with the benefit of planning consent for two schemes, where ground and basement levels are identical, as follows:-

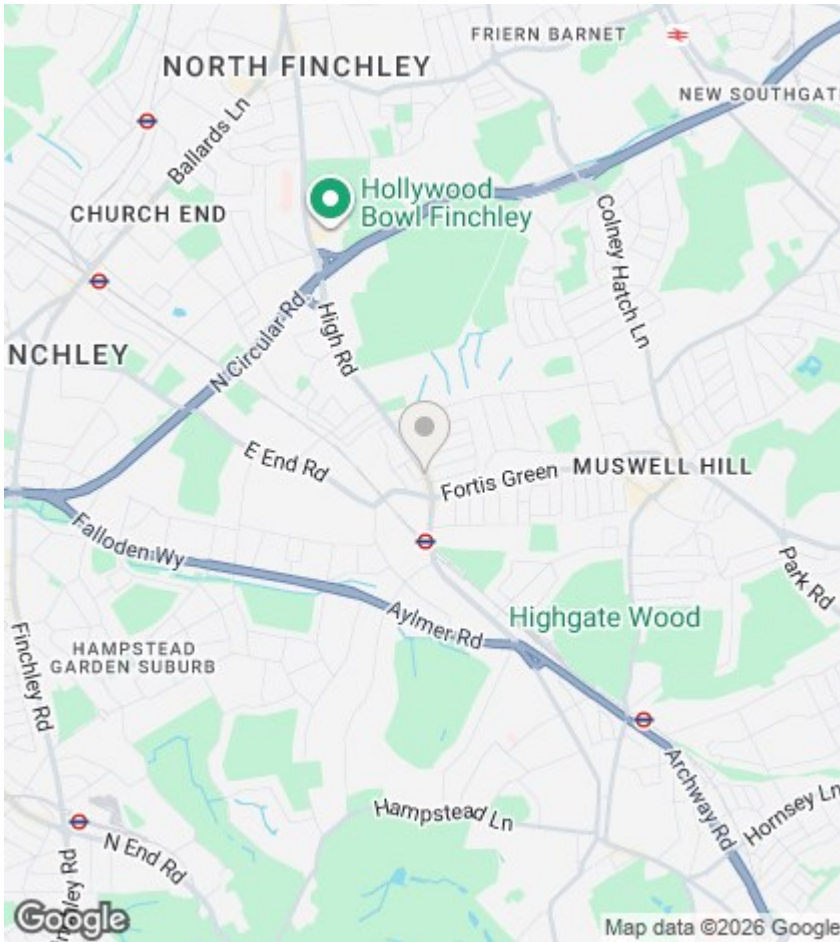
Option 1:

- Ground floor & basement retail unit



Council Tax Band:





## Directions

## Viewings

Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	