



## 281 Ballards Lane, London, N12 8NR

A prominent ground floor Class E unit on busy Ballards Lane, North Finchley. Bright open-plan space suitable for a variety of uses!

### Key Points

- Prominent High Street Position – Excellent visibility on busy Ballards Lane and off-street parking
- Class E Use – Suitable for retail, office, café, Medical, health/fitness uses, or professional services.
- Open-Plan Layout – Flexible internal space with good ceiling height.
- Ground Floor Commercial Unit – Self-contained with direct street access.
- Attractive Frontage – Full-width glazed shopfront providing strong presence.
- Ancillary Facilities – Rear storage area, kitchenette, and WC.
- Vibrant Location – Surrounded by national and independent retailers.

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## Summary

Available Size	2,825 sq ft
Rent	£80,000 per annum
Rates Payable	£24,725 per annum
Total	£104,725 per annum
Rateable Value	£57,500
Car Parking	2 spaces at the front
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Not applicable

## Description

281 Ballards Lane comprises a well-presented ground floor commercial unit forming part of a prominent building in the heart of North Finchley, benefiting from a forecourt allowing off street parking in front of the unit.

The premises offer a versatile open-plan retail/office space with excellent frontage onto Ballards Lane, providing strong visibility to passing pedestrian and vehicular traffic. The unit benefits from a full-width glazed shopfront, good ceiling height, and ample natural light, creating an inviting environment suitable for a range of occupiers.

To the rear, there is an ancillary area providing storage, a kitchenette, and WC facilities. The unit is self-contained with direct street access from the front, and loading at the side.

## Location

The property is prominently situated on Ballards Lane in the heart of North Finchley, a busy and well-established North London suburb. Ballards Lane forms part of the main commercial thoroughfare, benefiting from excellent visibility and strong footfall throughout the day. The location offers a vibrant mix of national and independent retailers, cafés, and restaurants, including nearby occupiers as well as a variety of local traders and service providers.

Transport connections are excellent — West Finchley (Northern Line) Underground Station is approximately a 10-minute walk, providing direct services to Central London, while several bus routes pass directly along Ballards Lane, linking to Finchley Central, Barnet, and surrounding areas. Road access is convenient via the A406 North Circular Road, A1, and M1, providing easy connections to Central London.

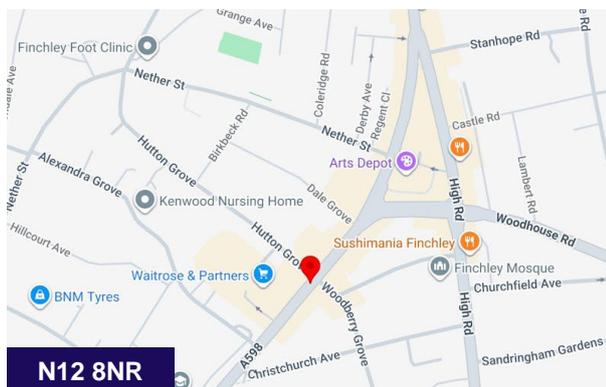
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Ground - Sales area	2,825	262.45	£80,000 /annum	Coming Soon
<b>Total</b>	<b>2,825</b>	<b>262.45</b>		

## Use

The premises are currently used as a retail unit, but other uses within Class E may be permitted. Previous consents included offices and workshops. We believe the property may also suit health/fitness uses, or Veterinary Clinics.



## Get in touch



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