

116 EDGEWOOD MEWS

Finchley, N3 3EZ

Virtual Freehold Office Investment For Sale - Can Be Sold With Vacant Possession

451 SQ FT

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Summary

Available Size	451 sq ft
Price	£270,000
Business Rates	Applicants to make their own enquiries to The London Borough of Barnet.
Service Charge	£654 per annum
VAT	Applicable
EPC Rating	Upon Enquiry

Key Features

- 999 years virtual freehold from July 2022
- Income producing investment
- The property can be sold with vacant possession if required
- Large arched windows to 3 aspects
- Very prominent positioning
- Modern construction
- 3.8m floor to ceiling height
- 3 phase power supply
- Use Class E
- Parking available to purchase by separate negotiation

Description

This ground floor corner unit forms part of a larger mixed use development of 68 apartments. Positioned on a very prominent position of the The North Circular Road and benefits from windows on 3 aspects providing plenty of natural light and advertising opportunities from passing traffic.

This property has recently been fitted out by the current occupiers to include double glazing, carpet, LED lighting, raised flooring, WC and tea point.

With ceiling heights of 3.8m there is potential to create a mezzanine floor.

The property benefits from Use Class E and would appeal to a wide range of commercial uses.

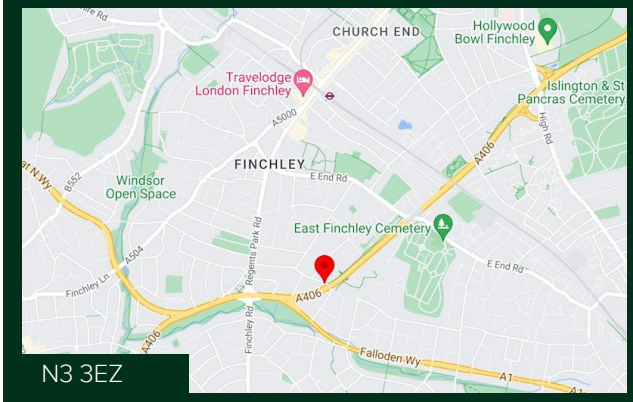
Location

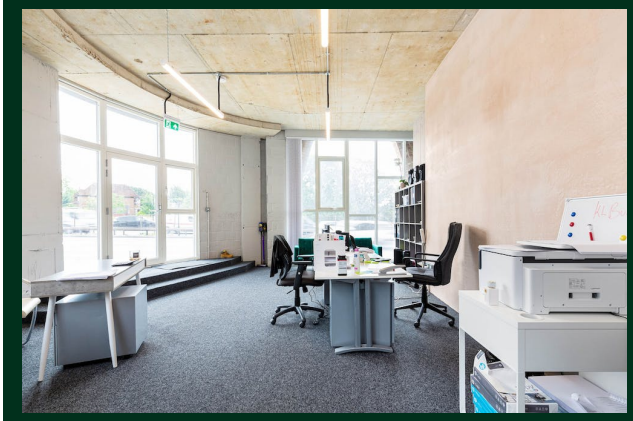
Situated at the intersection of the North Circular Road (A406) and Beechwood Avenue, this area boasts excellent accessibility, being within a 0.5-mile distance from the A1. It benefits from convenient local bus services, while Finchley Central Station (Northern Line) is within a short distance.

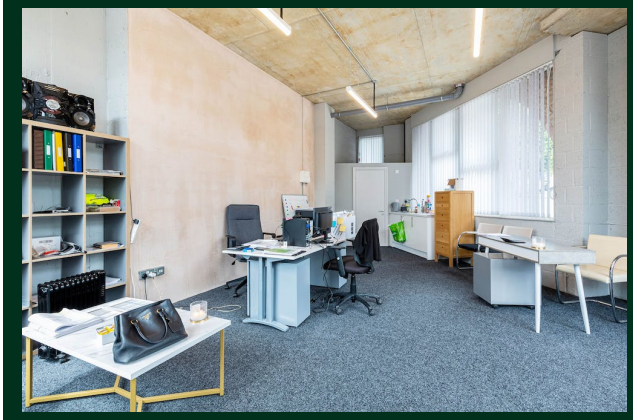
Tenancy

The property is let to KL Builders Limited (established in April 2024) on 9th November 2022 for a term of 5 years at a rent of £15,000 per annum. There is a tenant only option to determine the lease on 8th April 2025 (providing 12 months prior written notice). A 6 month rent deposit is held.

Alternatively the Landlord can obtain vacant possession if required.







Viewing & Further Information

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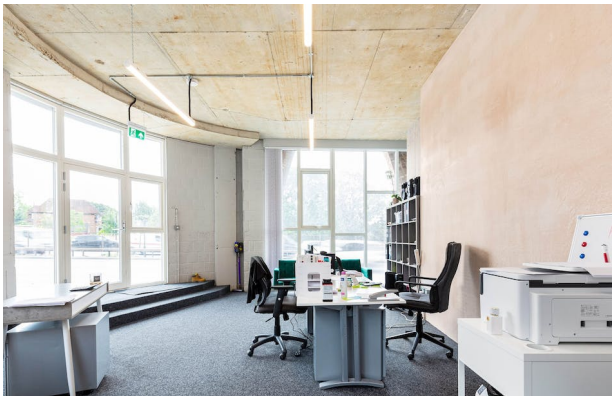
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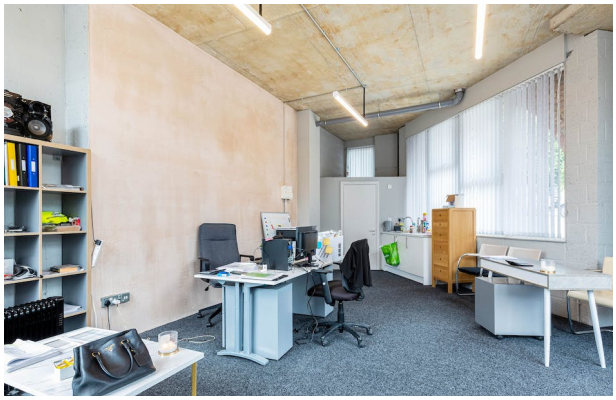
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RED ROUTE
CLEARWAY
End



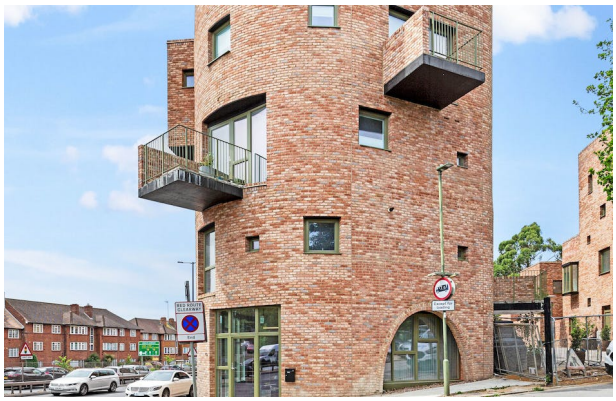






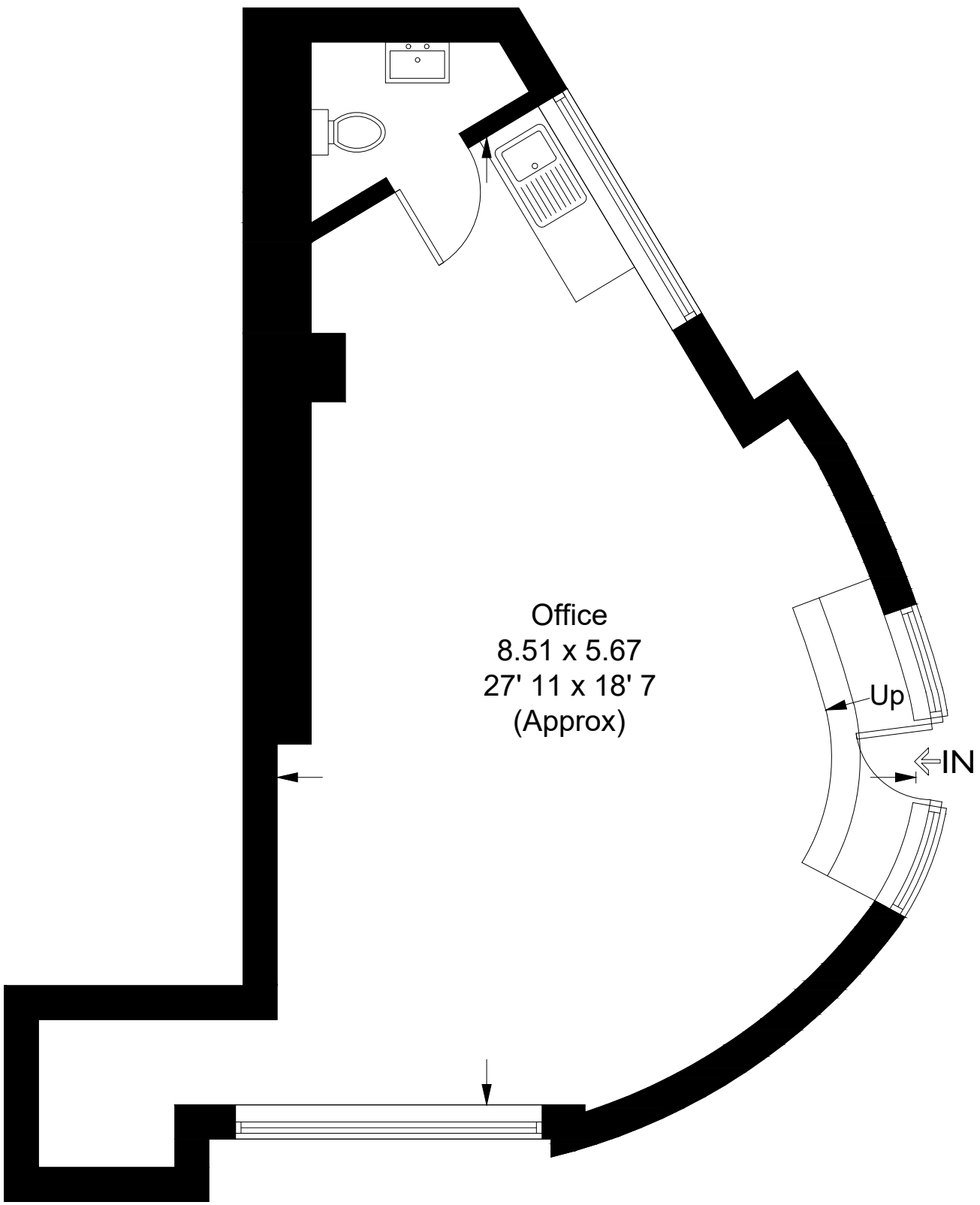






Edgewood Mews

Approximate Gross Internal Area = 435 sq ft / 40.4 sq m



Ground Floor

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