

# Mixed-use Freehold North London Investment/ Development Opportunity

**136 High Road, East Finchley, London, N2 9ED**

FOR SALE BY ORDER OF THE COURT APPOINTED RECEIVER

**RIB**

ROBERT IRVING BURNS



## EXECUTIVE SUMMARY

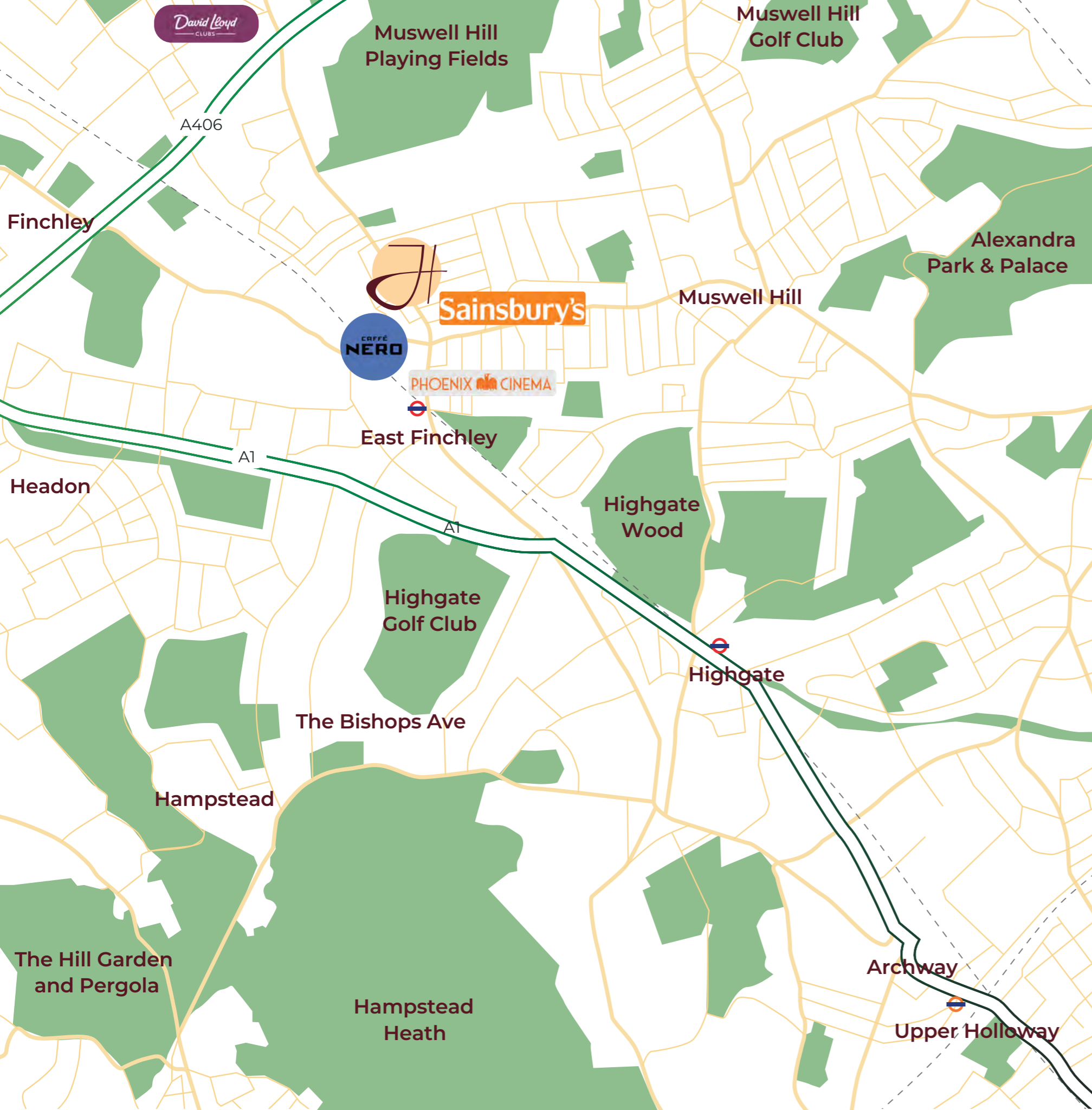
Well located North London asset, located on a busy Zone 3 High Street.

Attractive four-storey end of terrace period building comprising a retail unit arranged over ground and basement floors, with residential upper parts.

The property also benefits from a large yard area found to the rear of the building which holds significant development potential (STPP).

The retail unit is currently vacant, but is in immediately lettable condition

Offers are invited for the benefit of the Freehold Interest



# LOCATION

The asset is located on High Road (A100), East Finchley at the corner of Leicester Road, within the London Borough of Barnet, strategically located c.5 miles north of Central London.

The High Road is made up of popular independent local occupiers as well as established national operators such as Sainsbury's Local and Café Nero. Finchley also benefits from beautiful parks and open spaces, including Hampstead Heath and Highgate Woods, both located in close proximity.

East Finchley Underground Station (Northern Line) is a 4-minute walk away with bus routes also lining the High Road. The property is also within easy reach of North Circular Road (A406) and the M1 Motorway, connecting London to the north of England.

# JOURNEY INTO CENTRAL LONDON

|   |   |   |
|---|---|---|
|  |  |  |
| Bond Street   | Oxford Circus   | Tottenham Court Road  |
|  |  |   |
| Charing Cross   | Liverpool Street  |   |



# DESCRIPTION

The asset is an attractive four-storey end of terrace period building comprising a retail unit arranged over ground and basement floors (previously trading as an off-license and wine merchant), with residential upper parts on the first and second floors, requiring modernisation.

The upper parts are split into a one-bedroom flat on the first floor, with communal parts and four individual rooms on the first and second floors, each with a private kitchenette.

There is separate access to the residential element via Leicester Road.

The property also benefits from a large yard area found to the rear of the building which holds significant development potential (STPP).



**Retail Unit**



**Retail Unit**



**Rear Elevation**



**Exterior**



**Residential Flat**



**Residential Flat**

# Tenancy & Accommodation

| Floor        | Tenant   | Lease Start | Lease Expiry | Passing Rent (pa) | Comment   |
|--------------|--|-------------|--------------|-------------------|---|
| Basement     | Rajvinder Paul Singh Virdee & Perminder Singh t/a Finchley Wines Off Licence | 9/29/2009   | 9/28/2021    | £23,000           | This lease was forfeited on 25/01/2024.   |
| Ground       |  |             |              |                   | The current tenant was previously holding over on their lease   |
| Total        |  |             |              |                   |   |
| First        | Private AST  | 01/10/2018  | 31/09/2019   | £9,600            |   |
| Second       |  |             |              |                   |   |
| Total        |  |             |              |                   |   |
| Second       | Vacant   | -           | -            | £0                | Currently presented as a 3-bed HMO property. We understand that one room is currently let on a period agreement with £455pcm passing. |
| <b>Total</b> |  |             |              | <b>£32,600</b>    |   |

| Floor                          | Use            | Area (sqft) |
|--------------------------------|----------------|-------------|
| Basement                       | Retail Storage | 486         |
| Ground                         | Retail Unit    | 439         |
| Total                          |                | 924         |
| First                          | Flat A         | 655         |
| Second                         | Room B         | 231         |
|                                | Room C         | 151         |
|                                | Room D         | 193         |
| Common & Shared                |                | 348         |
| Total                          |                | 1578        |
| Sub-total GIA (Whole Building) |                | 2502        |

## TENURE



The asset is held Freehold, under Title Number: NGL274102

## FURTHER INFORMATION

Offers are invited for the Freehold interest

## PRICE

Upon Application

## VAT

TBC

## EPCs

Available upon request

The Receiver and their agents accept no liability for any of the information provided and recommend all interested parties to carry out their own due diligence.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

February 2024.

## CONTACT US

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The logo for Robert Irving Burns, consisting of the letters 'R', 'I', and 'B' in a stylized, serif font. The 'I' is smaller and positioned between the 'R' and 'B'.

ROBERT IRVING BURNS