

AVAILABLE ON  
REDUCED TERMS

# Mixed-Use Freehold Investment

## FOR SALE

218 Woodhouse Road,  
Finchley, London, N12 0RS

**Harston&Co**

For more information call us  
on 020 3371 0061



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[harstonandco.co.uk](http://harstonandco.co.uk)



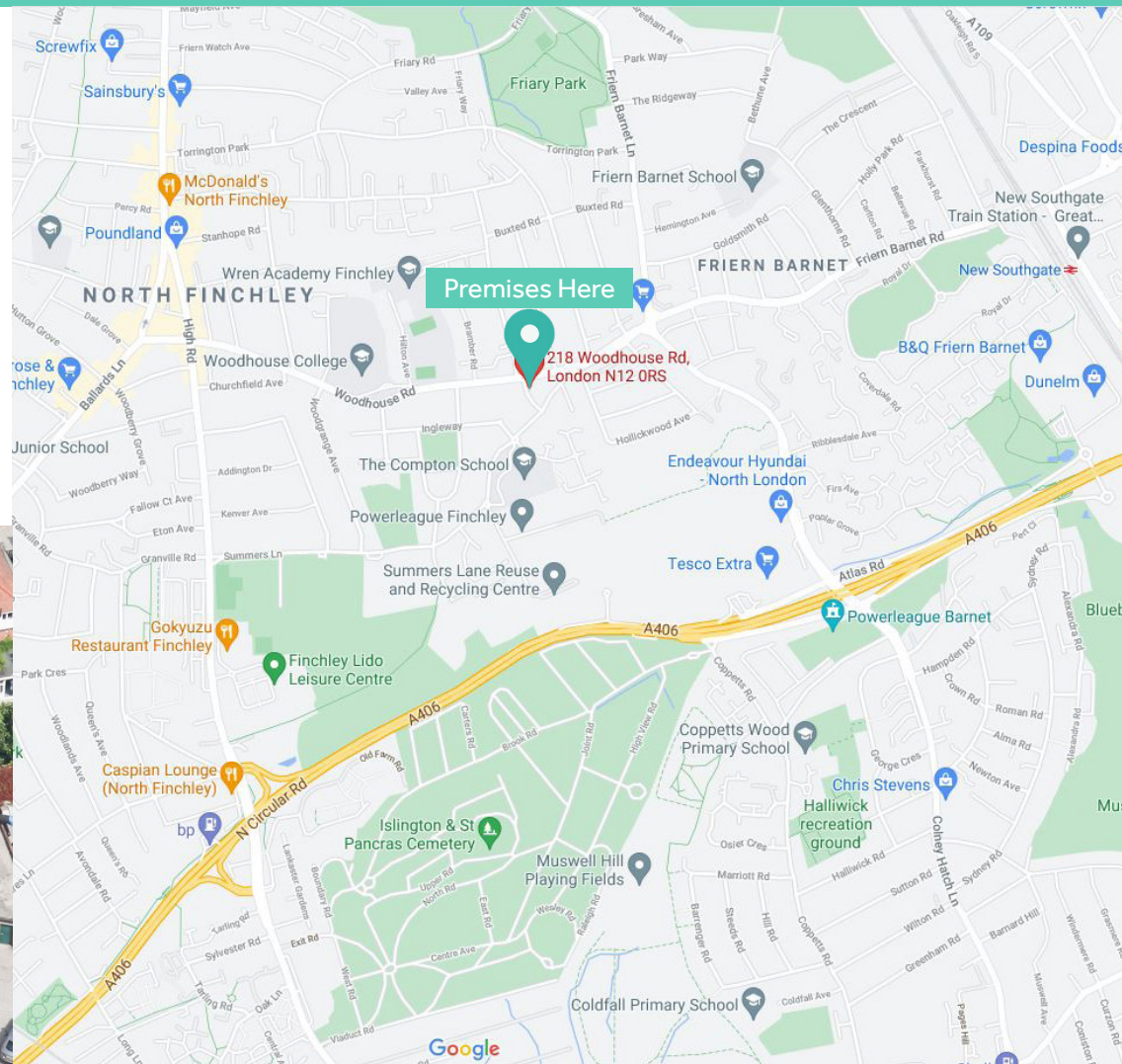
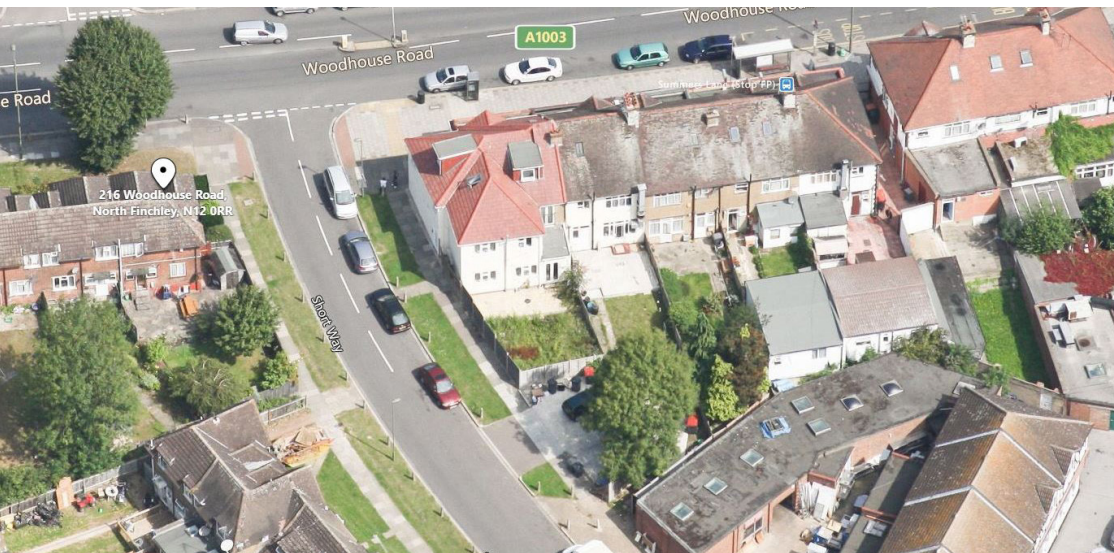
## Executive Summary

- Three-storey building providing 1 x commercial unit and 3 x self-contained apartments. There is a yard to the rear and a car park.
- The building is fully let and provides a stable low risk income. The current combined passing rental income is £57,440 per annum.
- Located within a well-connected and affluent North London suburb. The property has a number of asset management angles.
- Offers are invited in excess of £950,000, subject to contract. The property is to be sold subject to the existing tenancies.
- EPC Rating – D (Flat A), C (Flat B), C (Flat C) & D (Commercial).

## Location

The property is located at the end of a terrace of mixed-use properties on Woodhouse Road (A1003) at the junction with Short Way. New Southgate railway station is 0.9 miles away and provides a direct service to Moorgate. West Finchley London Underground station is 1.1 miles away and is on the High Barnet branch of the Northern line between Finchley Central and Woodside Park stations. The area is well served by buses. The A406 (North Circular) is approximately 1 mile away and provides access to the A1, M1 and A10.

Please note all distances given are approximate only.





## Description

The property is currently arranged over three floors and benefits from a rear yard and a car park for approximately 2/3 cars. To the front on the ground floor is a commercial unit currently used as offices and occupied by a care agency. On the rear of the ground floor there is a self-contained apartment which has use of the garden. The first and second floor provide two further self-contained apartments. Please refer to the accommodation schedule for full information on the configuration and income of each part.

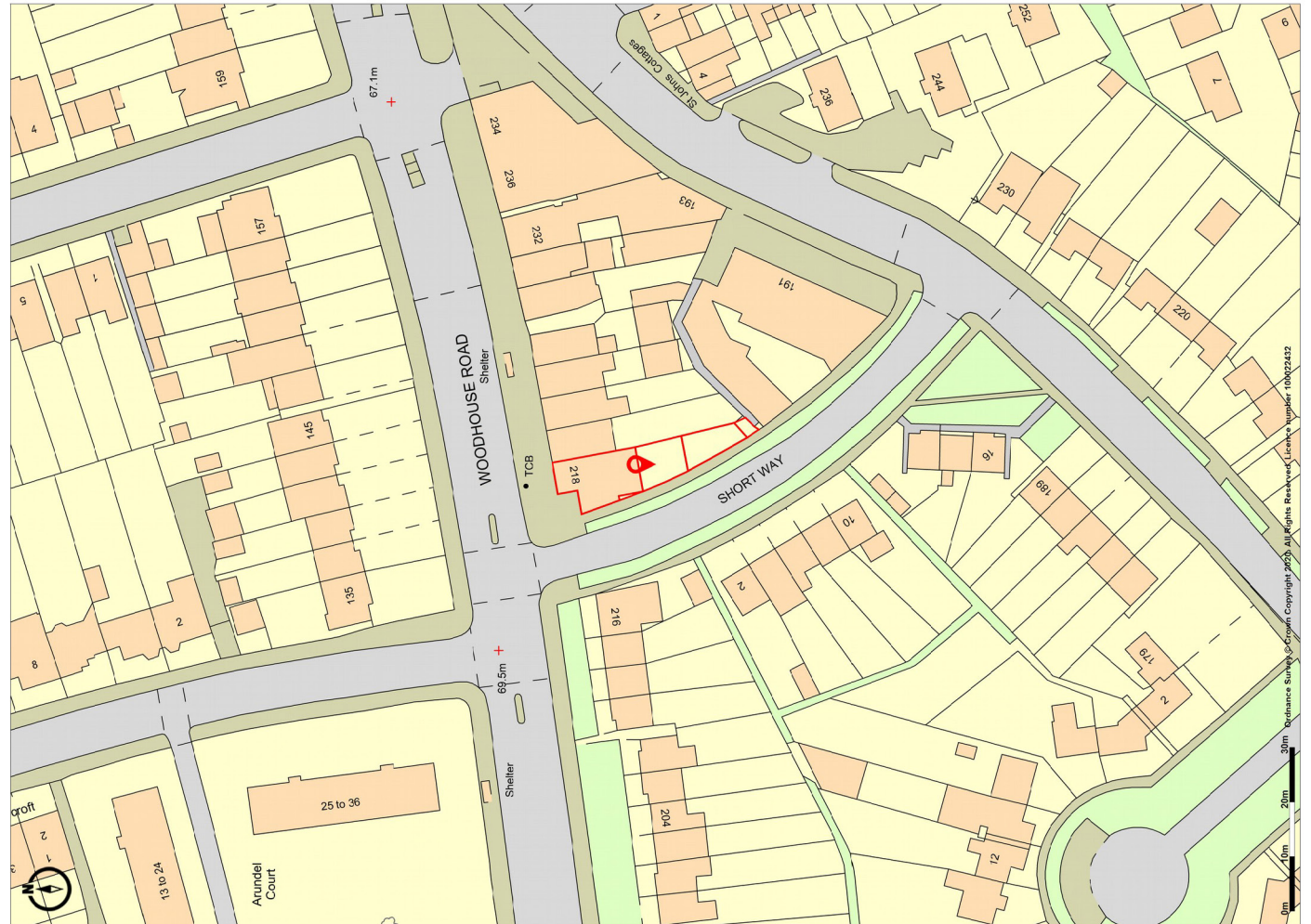
## Development

To the rear of the property is a small garden currently used by Flat A and a car park used by the commercial tenant. As the property is at the end of the terrace, and subject to appropriate consent being obtained, the property benefits from long term development potential for a significant rear extension.

## Schedule

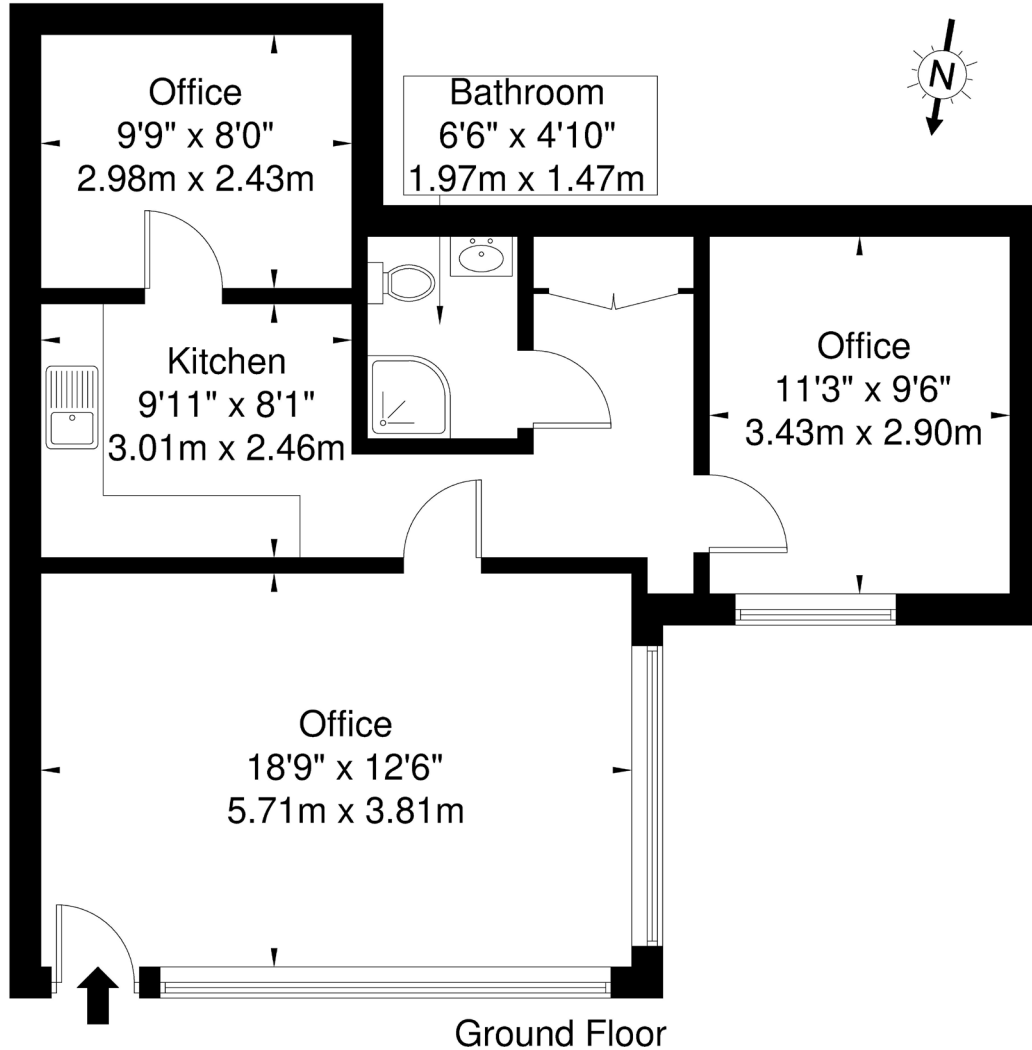
Unit	Floor	Beds	Size (sq m)*	Size (sq ft)*	Income (PA)	Tenant	Tenancy Start	Tenancy End	Notes
Commercial	Ground	N/A	59	635	£14,300	Enhanced Care Solutions Ltd	Oct-19	Oct-24	Break clause October 2022.
Flat A	Ground	1	48	516	£12,960	Private Individual	Mar-19	Mar-20	Tenant holding over.
Flat B	First	2	50	538	£15,600	Private Individual	Jul-19	Jul-23	Tenant has just renewed at £1,300 pcm from June 2022.
Flat C	First & Second	2	78	839	£14,580	Private Individual	Jul-21	Jul-22	
		<b>Total</b>	<b>235</b>	<b>2,529</b>	<b>£57,440</b>				

\* Sizes have been obtained from the respective EPC's that we have been provided.



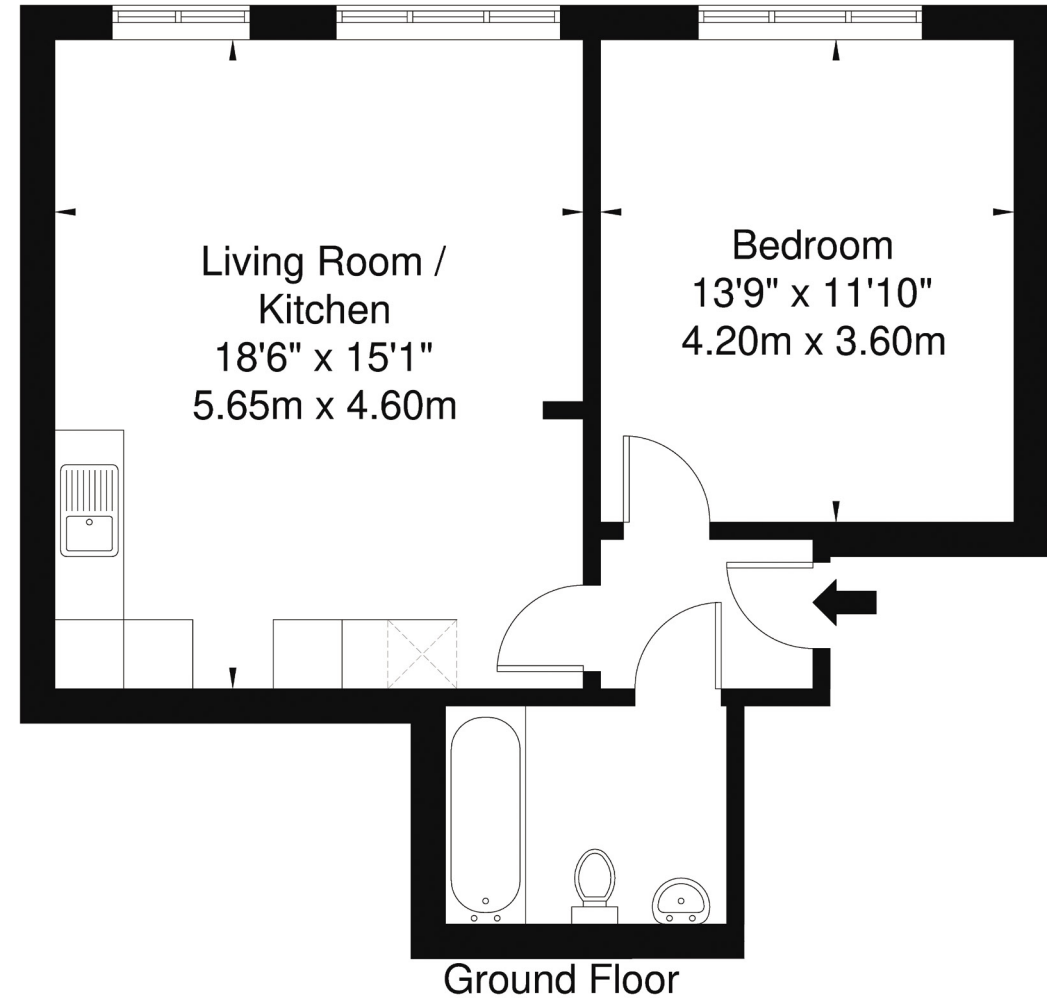
## Commercial Unit

Approx. Gross Internal Area = 58.6 sq m / 630 sq ft



## Flat A

Approx. Gross Internal Area = 49.7 sq m / 534 sq ft



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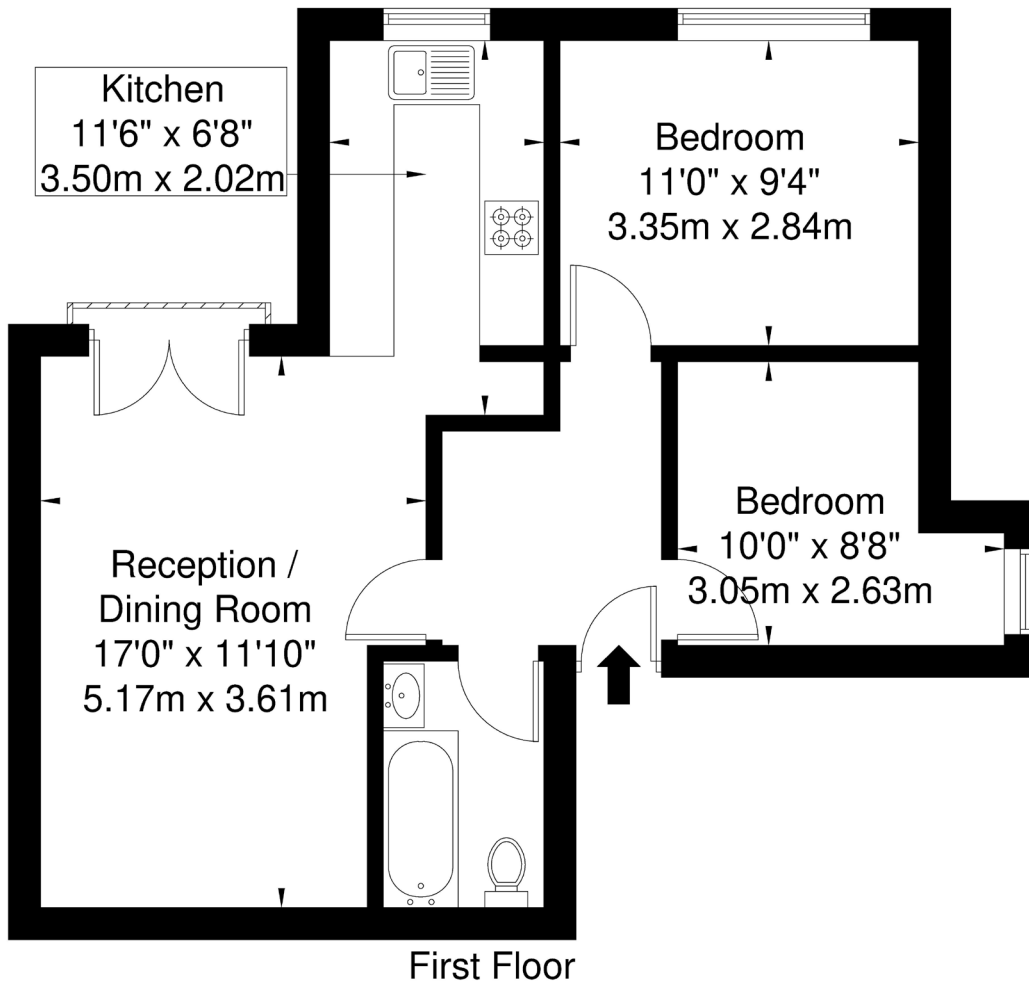
**B L E U  
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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## Flat B

Approx. Gross Internal Area = 50.7 sq m / 545 sq ft

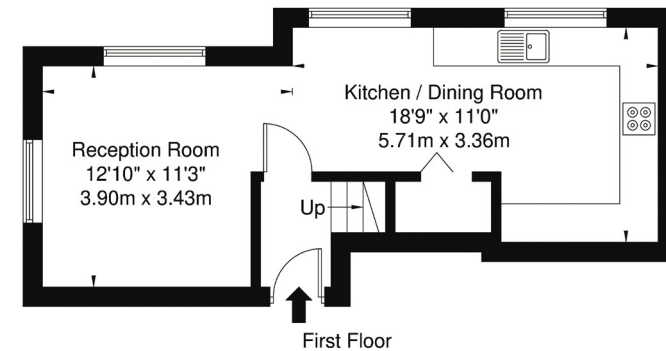
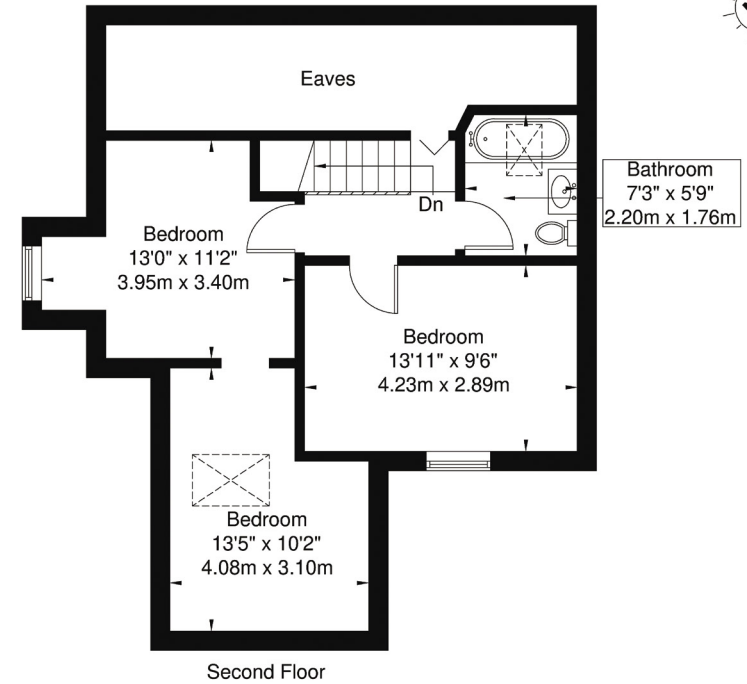


## Flat C

Approx. Gross Internal Area = 78.4 sq m / 843 sq ft

Eaves = 11.4 sq m / 90 sq ft

Total = 89.8 sq m / 966 sq ft



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PLAN**

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## Terms

Offers are invited in excess of £950,000, subject to contract. The property is to be sold subject to the existing tenancies.

## VAT

We understand that the building is elected for VAT. We expect the sale can be treated as a transfer of a going concern (TOGC), although all interested parties are advised to seek appropriate professional advice.

## EPC

The property has the following EPC ratings - D (Flat A), C (Flat B), C (Flat C) & D (Commercial).

## Viewings

Viewings are strictly by appointment through sole agents Harston&Co.


Subject to contract Harston&Co on its behalf and for the vendors or lessors of this property whose agents give notice that: The particulars within this document are for general guidance only and do not constitute any part of an offer or contract for sale or lease. Any statements or representations should not be relied upon as fact, and any interested parties should satisfy themselves as to the accuracy of any statement. Unless otherwise stated, all prices and rents are exclusive of VAT and are subject to change. Harston&Co is the trading name of Harston Property Ltd registered in England No: 10618714.

# Harston&Co

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