

# Commercial investment - Finchley, N12

FOR SALE

218 Woodhouse Road,  
Finchley, London, N12 0RS

**Harston & Co**

For more information call us  
on 020 3371 0061



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## Highlights

- Commercial investment with current passing rent of £14,300 per annum
- Prominent corner location on Woodhouse Road (A1003)
- Approximately 630 square feet (58.6 square metres)
- Ideal SIPP or SSAS investment
- EPC Rating - D

## 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

A ground-floor commercial unit currently used as an office and occupied by a care agency. The property benefits from a return frontage onto Short Way. It measures approximately 630 square feet (58.6 square metres) and has a w/c, kitchenette and glazed frontage.

Please note that the sizes given are approximate only and all interested parties are advised to rely on their own inspection and survey.

## Business Rates

2023 Ratable Value: £11,250  
UBR (2022/23): 49.9p/£  
Rates Payable: £5,613.75

These figures have been provided by the VOA. All interested parties are advised to make their own enquiries to confirm the accuracy of these figures with the London Borough of Barnet business rates department.

## Tenancy

The property is currently let to Enhanced Care Solutions Ltd. The lease commenced October 2019 and is for a 5-year term expiring October 2024. The current passing rent is £14,300 per annum.

## Tenure

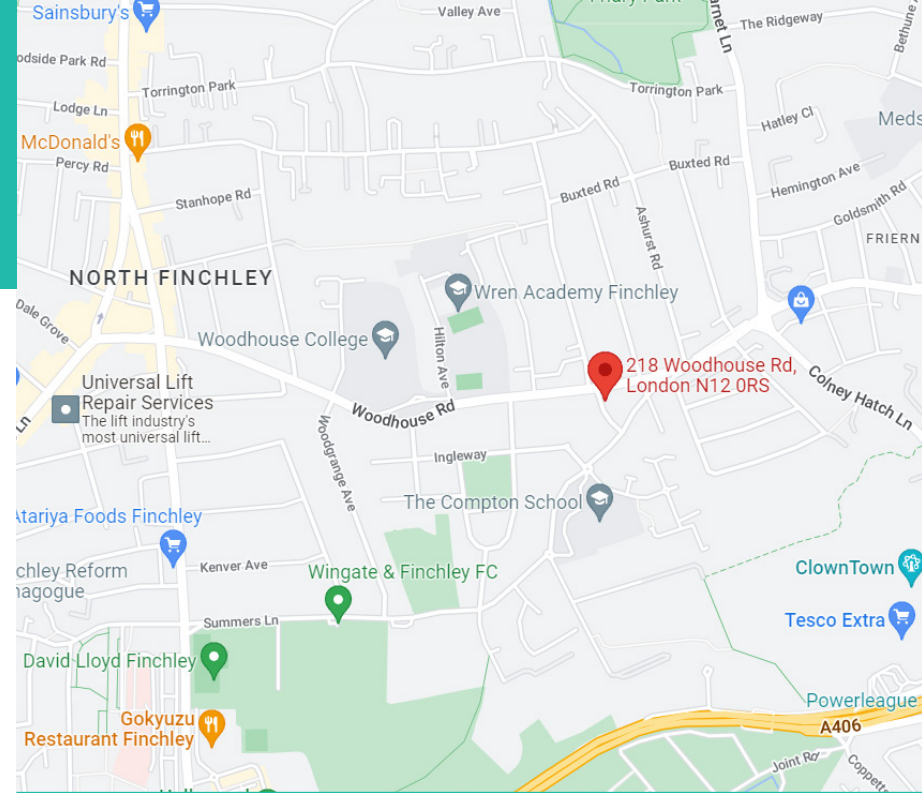
The property is held on a 125-year lease from February 2006 with a £200 annual ground rent.

## VAT

The property has been elected for VAT. We expect the sale can be treated as a transfer of a going concern (TOGC). Interested parties are advised to seek appropriate professional advice on this point.

## Terms

The property is to be sold subject to the existing tenancy. Offers are invited in excess of £235,000. All negotiations are strictly subject to contract.



Price:

offers in excess of £235,000

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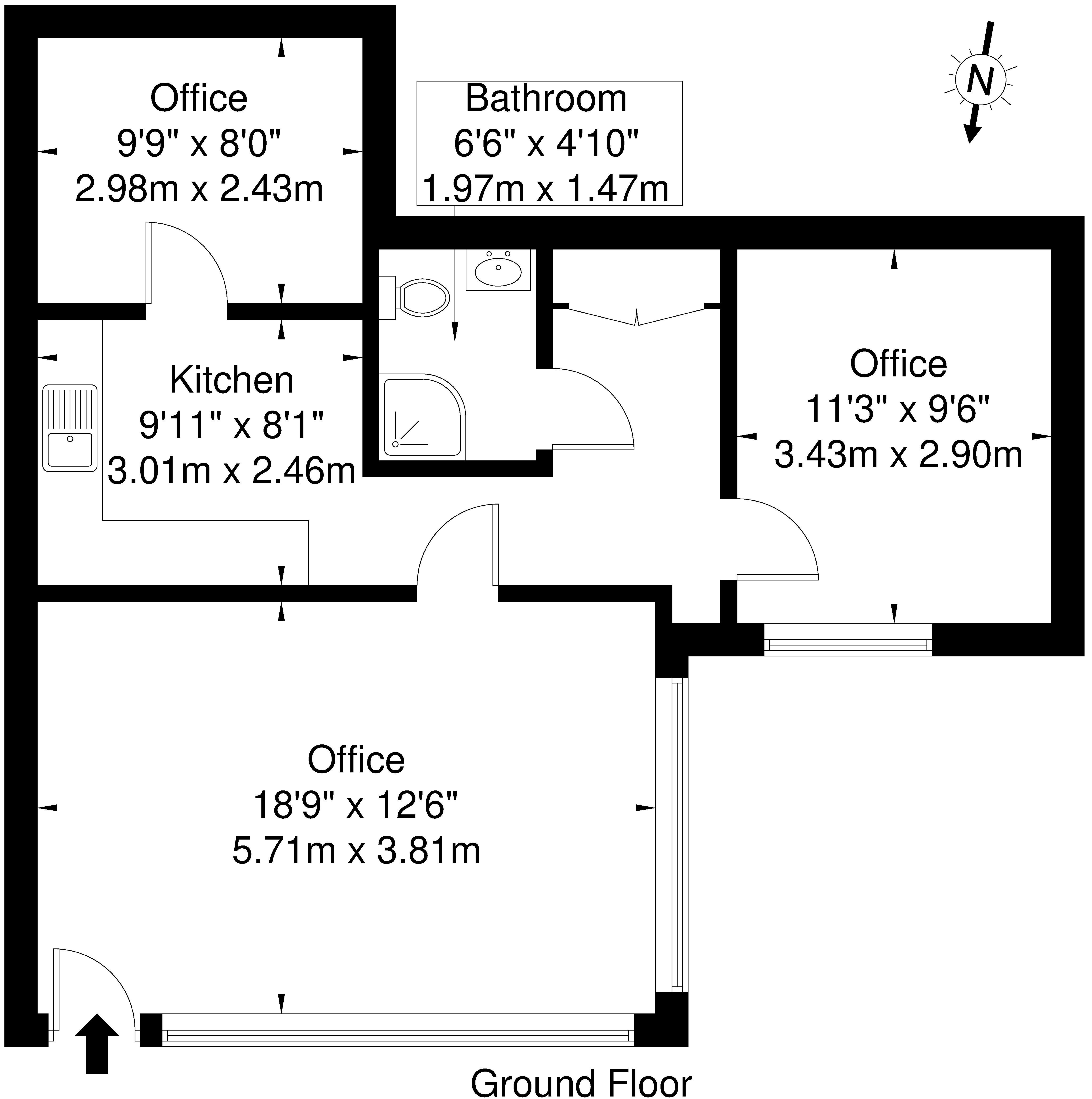
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# Commercial Unit

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



Ref

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**B L E U  
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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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