

**FOR SALE**

**GUIDE PRICE £1,100,000**

**FREEHOLD**



## **FREEHOLD DEVELOPMENT/INVESTMENT OPPORTUNITY**

**Shop & residential upper parts with planning for roof  
space development & rear extension  
– present business unaffected**

**56 HIGH ROAD, EAST FINCHLEY, LONDON, N2 9PN**



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An unbroken freehold building currently comprising ground floor commercial unit let to well-known charity Terapia at £24,500 per annum on a 6-year FRI lease from May 2024, a three-bedroom apartment on first and second floors, we are advised by the owner, is let under a rolling contract at £1,650 per month including bills i.e. £19,800 per annum.

Planning was approved on 30/9/2024 (ref 23/2049/FUL) for a mansard roof extension including front and rear dormers with terrace and part single/part two storey rear extension creating two additional flats. We understand the CIL payment will amount to about £21,645.

#### Existing schedule of accommodation

Ground floor commercial unit	49 sq. m	527 sq. ft
First & second floor 3 bed/1 bath flat	83 sq. m	893 sq. ft

#### Proposed schedule of accommodation

Ground floor commercial unit	49 sq. m	527 sq. ft (as existing)
First floor 1 bed/1 bath flat with terrace	39 sq. m	420 sq. ft
Second & third floor 2 bed/1 bath flat	70 sq. m	753 sq. ft
Ground & first floor 1 bed/1bath/study maisonette with terrace	74 sq. m	797 sq. ft

The property is situated in the heart of East Finchley approximately 150 metres from East Finchley (Northern Line) Underground Station, on many bus routes and close to affluent streets including The Bishops Avenue just over 300 metres away.

Multiple retailers close by include Sainsburys, Tesco, Iceland, Budgens, Costa Coffee, Caffé Nero, William Hill, Subway, and KFC complemented by smaller boutique stores and cafes.

Offers for the freehold interest in the region of £1,100,000 subject to existing occupations should be submitted to owners' sole agents Jeremy Leaf & Co from whom further planning background, plans, EPC, etc are available upon request. Viewing arrangements strictly by appointment only.

PROPOSED





## Consumer Protection from Unfair Trading Regulations 2008

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All statements contained in these particulars are made without responsibility on the part of Jeremy Leaf & Co or their client.

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