PER ANNUM

£80,000 Per Annum

Lambert Way

London, N12 9EP

DESCRIPTION
This property offers a flexible commercial shell in a busy North Finchley location, with good transport links and local amenities. The larger space is already partially fitted for a fitness / leisure operator (gym, yoga, pilates) but the unit is broadly suitable for retail, leisure, community, education, or similar uses (subject to any necessary consents) under Use Class E.

This property now benefits form taking over an incoming producing business with the space being partial rented/licensed to;
>>Physiotherapist
>> Therapy Room 2
>> Dance Hire
>> Pilates studio
>> Therapy Room 5
>> Nutritionist
>> Yoga studio.

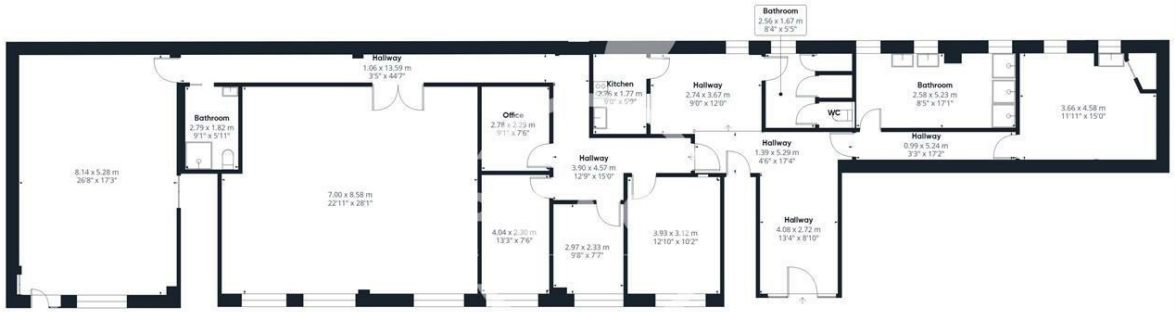
Premium figure can be disclosed to serious parties.

LOCATION
The unit is located in the heart of North Finchley. The property sits just off Woodhouse Road, positioned on Lambert Way, which links directly to Castle Road. This location benefits from strong local connectivity and easy access to surrounding commercial and residential areas.
There are great Transport links with West Finchley Underground Station (Northern Line) situated within a short walking distance, providing direct services into Central London. The property also offers excellent road access via the A406 (North Circular Road), which is reachable within minutes, connecting to the M1 and wider motorway network.

North Finchley is characterised by a mix of commercial activity and well-established residential neighbourhoods. The area features local shopping parades, cafés, restaurants, supermarkets and leisure amenities, creating a lively environment with steady footfall. The broader N12 postcode includes Woodside Park and similar suburban districts, adding to the area's strong community and commercial presence

AMENITIES

Treatment room
Kitchenette



Approximate total area(1)

240.8 m²

2592 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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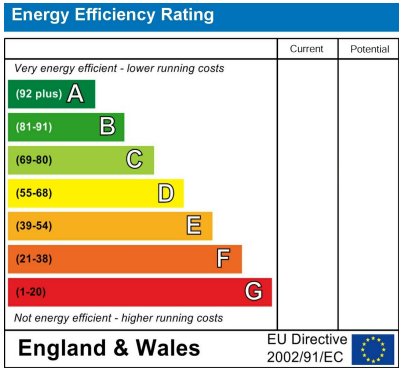

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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