





Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk

High Street, Barnet, EN5

£465,000

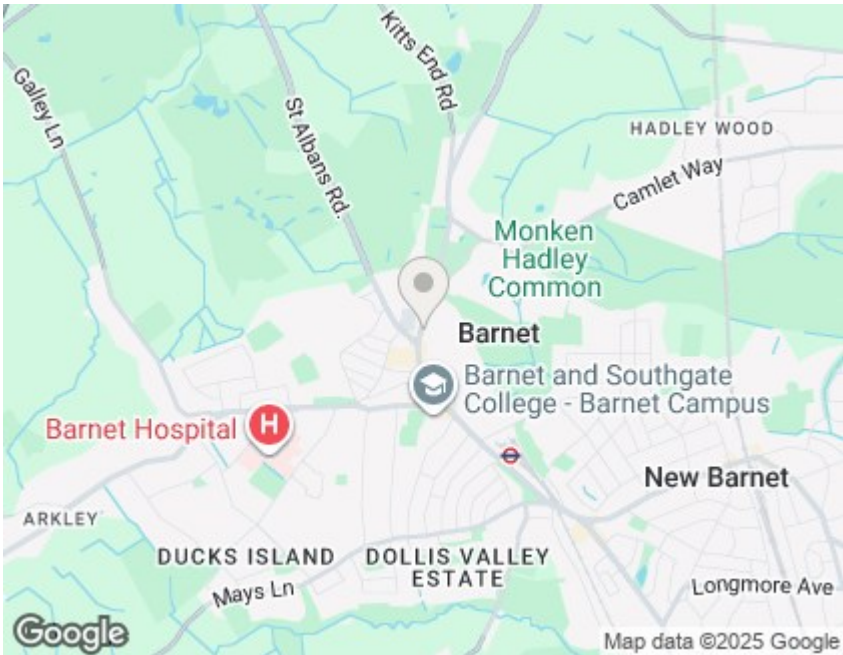
1 Bedrooms 1 Bathrooms 1 Receptions

Key Features

- Freehold Building Including Commercial Unit & Residential Duplex Apartment
- Class E Commercial Premises
- Fantastic Location
- Apartment Currently Let on AST
- High Barnet Underground Station (Northern Line) within less than half a mile
- Long Lease on Apartment

Other Information

Tenure of Building: Freehold
Tenure of Apartment: Leasehold
Length of Lease: 122 Years
Service Charge & Ground Rent: NA
Building Insurance: £300-£500 P/A (Shared)
Council Tax Band: C

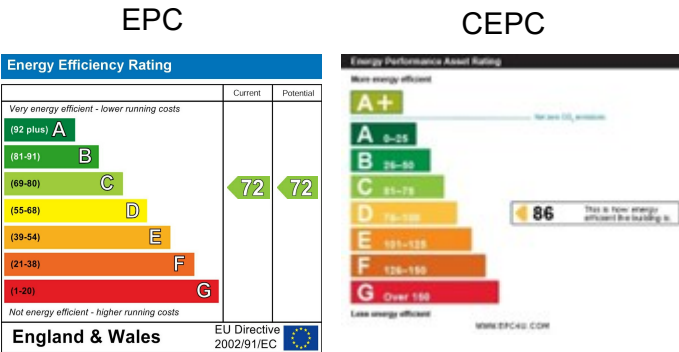


Nearest Stations

High Barnet Station 0.5 miles
New Barnet Station 1.3 miles
Hadley Wood Station 1.4 miles

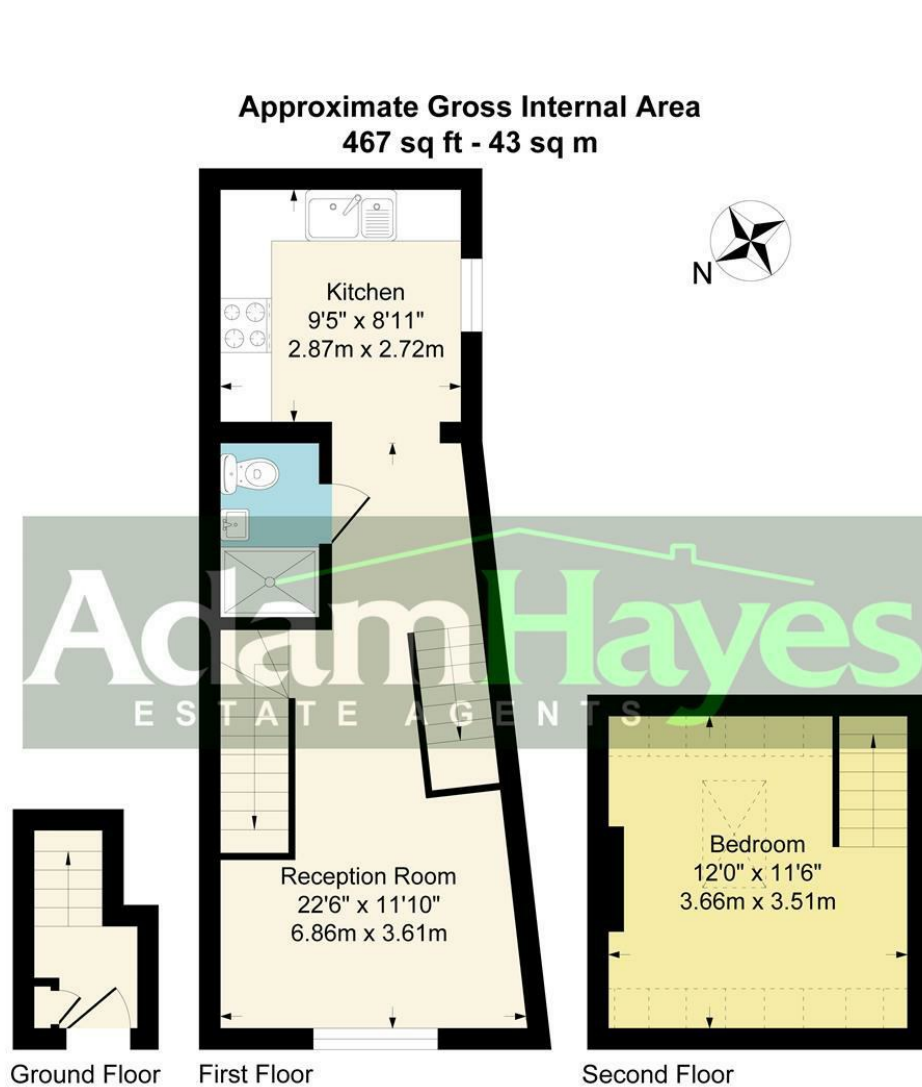
Property Description

This is a unique chance to acquire a Freehold building located centrally on Barnet High Street. The property comprises a Class E commercial space and a one-bedroom duplex apartment, both currently rented under an AST. The commercial premises, previously utilized as an architecture studio/office, offers approximately 368 sq. ft. of versatile internal space. The area is mainly open plan, with a separate meeting room at the rear. Recently refurbished, it features a kitchenette, W/C, wooden flooring, and an attractive exposed brick-style wall, making it an excellent choice for those looking to establish their business in a prime location. The one-bedroom duplex apartment above the retail space offers a high-quality living experience. It includes a contemporary fitted kitchen, a spacious lounge, and has been meticulously renovated to a high standard. To truly appreciate the location, size, and quality of this Freehold building and its features, we highly recommend arranging an internal viewing with the vendor's main agents, Adam Hayes Estate Agents.



Adam Hayes - North Finchley Office - Sales 365 Ballards Lane, North Finchley, London, N12 8LL

Tel: 020 8445 4008 Email: info@adam-hayes.co.uk Web: www.adam-hayes.co.uk



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and prospective tenants should not rely on them as statements or representation of fact, but must satisfy themselves by carrying out a detailed survey, not tested the services, appliances and specific fittings. Room sizes should not be taken as approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

ending purchasers or
We have not carried
measurements given are