

INVESTMENT OPPORTUNITY FOR SALE

(Currently let & income producing*)



20-22 STATION ROAD, BARNET, EN5 1QW

A corner-sited retail unit, being sold subject to a commercial lease*.
The property is held on a 999-year term which commenced in September 2014
- with a peppercorn ground rent and service charge contribution.

The upper flats are sold off and held separately and do not form part of this demise/transaction.

GUIDE PRICE: £299,950 – Long Leasehold interest



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.

MAUNDER TAYLOR

CHARTERED SURVEYORS ESTATE AGENTS MANAGING AGENTS
1320 High Road, London N20 9HP 020 8446 0011 maundertaylor.co.uk

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Accommodation:

A curve-fronted, double retail unit located close to New Barnet Mainline Station.

* Currently let to a mini market occupier:

- Passing rent £21,600 PA
- Lease commencement date: 16th January 2026, for a term of 20 years.
- 5 yearly rent review pattern
- £5,000 rent deposit held
- Tenant option to break the lease on the 5th anniversary - subject to 6 months' notice.

Business Rates:

According to the VOA web site, from 1 April 2026, the Rateable Value is £20,250

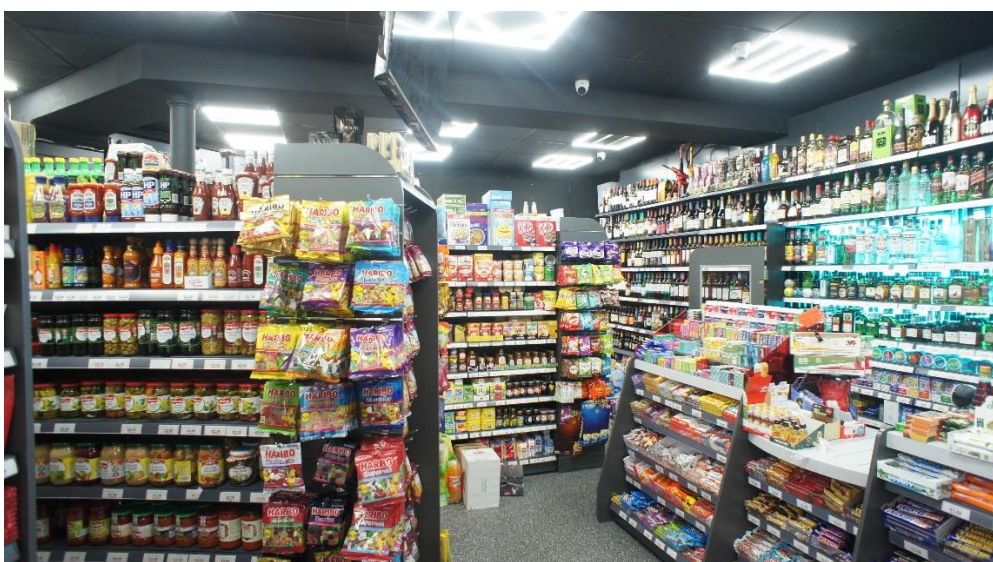
This is NOT the amount of rates payable. For the actual rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.

EPC: Valid through until December 2035 - energy rating of C

GIA including WC & Store: appx. 660ft² (61.32m²)

Legal Fees:

Each party responsible for their own costs.



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