

## COMMERCIAL UNIT FOR SALE (999-Year Lease)



### 213 HIGH ROAD, LONDON N2 8AN

Situated in a secondary parade behind a service road, this lock up commercial unit is currently arranged as a split-level office and is available immediately.

The property is conveniently situated along the High Road, lying approximately half a mile from both the A406 (North Circular Road) and East Finchley underground station (Northern Line). Further transport and the main shopping facilities in the heart of East Finchley, are approximately a third of a mile from the property.

*Viewing – Strictly by appointment only*

**GUIDE PRICE: £330,000 – Leasehold (999 Years)**



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, MH MAUNDER TAYLOR MSc FRICS FIRPM, RG 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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**GIA: 1265t<sup>2</sup> (117.5m<sup>2</sup>)**

## Accommodation:

Entrance door with steps down to **lower ground floor**. Stairs rising to upper level and opening to kitchenette. Rear door (via steps up) to the rear service road. Floor to ceiling height – 7'3 (2.21m).

On the **upper level** there is a central landing leading to front & rear office and a WC. Floor to ceiling height of 7' (2.13m).



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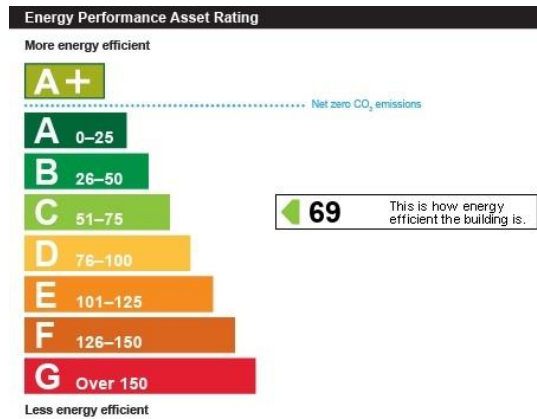
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## Business Rates:

According to the VOA website, the 2026 **Rateable Value** is £19,750. This is NOT the amount of rates payable. For the actual amount of rates payable, interested parties are advised to make their own enquiries with the London Borough of Barnet.



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