

FOR SALE LOCK UP RETAIL UNIT



413 OAKLEIGH ROAD NORTH, WHETSTONE N20 0RU

Opportunity to acquire a lock up unit, situated at the end of a secondary parade of independent shops. The property is situated behind a service road, and lies between Whetstone & New Southgate.

In total, the property has a gross internal area of 510ft² (47.38m²)

Viewings – strictly by appointment only

GUIDE PRICE: £240,000

Long Leasehold Interest (over 950 years remaining)



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

413 Oakleigh Road North, London N20 0RU

Page Two



Accommodation:

'L' shaped retail space;

- Internal frontage of 15'1 (4.60m)
- Widens to 19'4 (5.89m) to rear
- Overall depth of 23'2 (7.06m)
- Combined floor area approximately 395ft² (36.70m²),

Door opening from retail area through to rear ancillary space/kitchen/WC.
In all, approximately 115ft² (10.68m²)

Shutters and double glazed door & windows to rear service road.

Shutters to front.

GROSS INTERNAL AREA - Approx. 510ft² (47.38m²)

Business Rates:

According to the VOA web site, the 2023 Rateable Value is £8,000. 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.

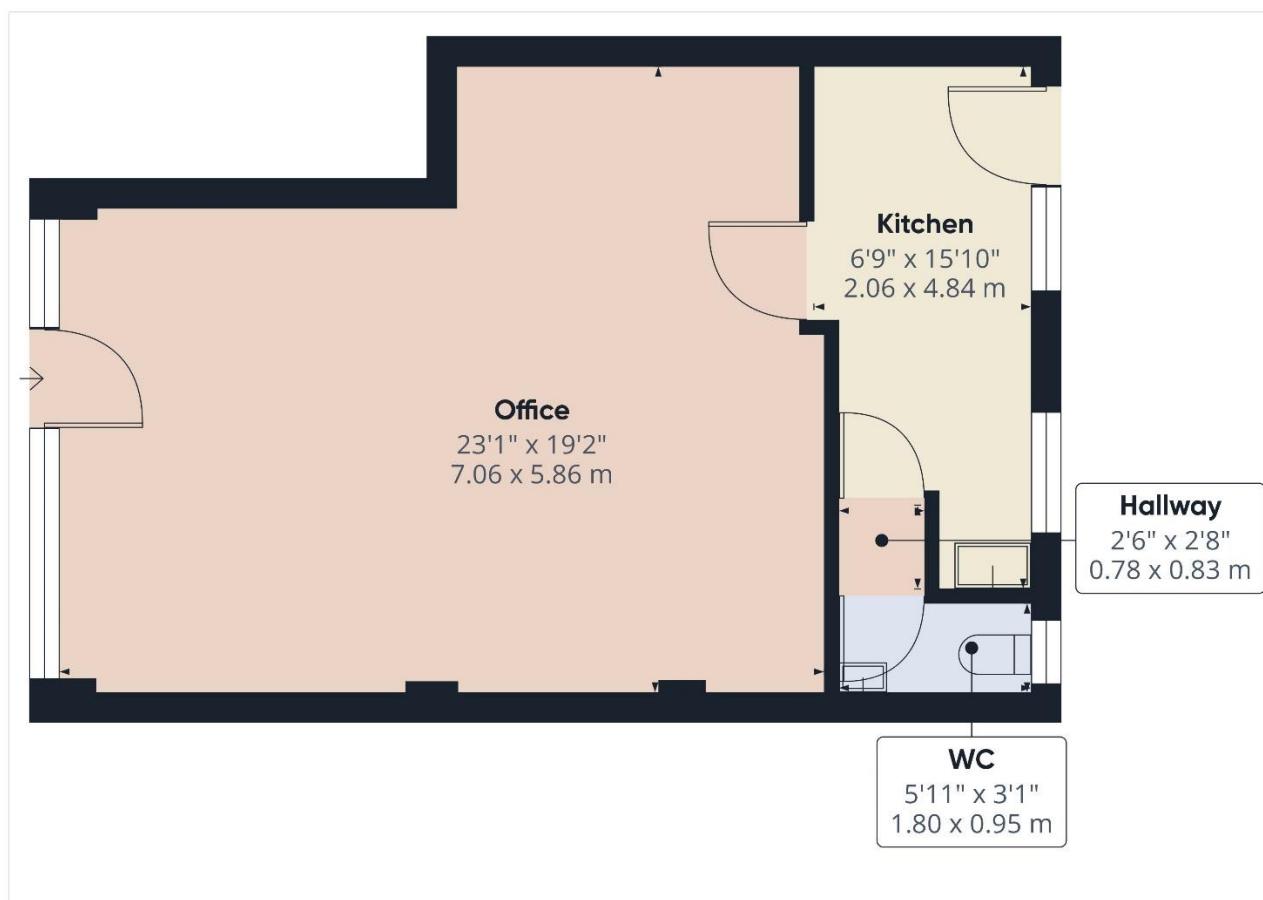


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EPC rating – C 66



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