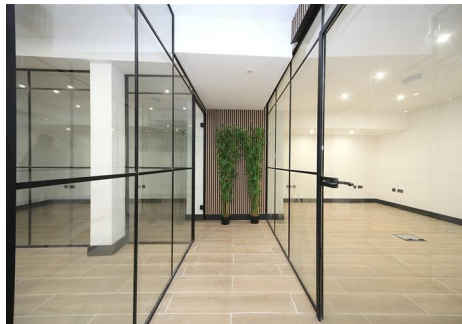


est 1979

Jeremy
Leaf & Co.



High Road, London, N12

£85,000 Per Annum

- New Lease
- Class E
- Air conditioning
- Approx. 1770 sq. ft
- 0.6 miles from Woodside Park Northern Line station
- High specification

863 High Road, London, N12 8PT
020 8446 4295

land@jeremyleaf.co.uk
<https://www.jeremyleaf.co.uk/>

High Road, London, N12 8LD

New high specification class E ground floor and basement commercial space of approx. 164.5 sq. m / 1770 sq. ft with its own entrance available, air conditioning and kitchen facilities. Presently arranged as 8 separate units which are also available to rent individually.

The property is prominently located on the busy High Road in North Finchley approximately 0.6 miles from Woodside Park Northern Line Underground station.

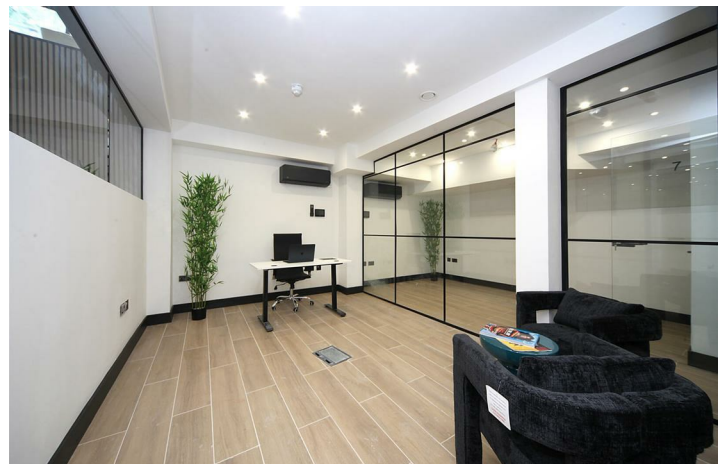
Multiple cafes, restaurants, leisure and shopping facilities are located along the High Road and at Tally Ho Corner which is directly opposite where there is an Aldi, The Arts Depot and PureGym. Bus routes (125, 221, 263) are situated within 100 metres of the property and the North Circular Road is about 1 mile away with links to the M1 and M25.

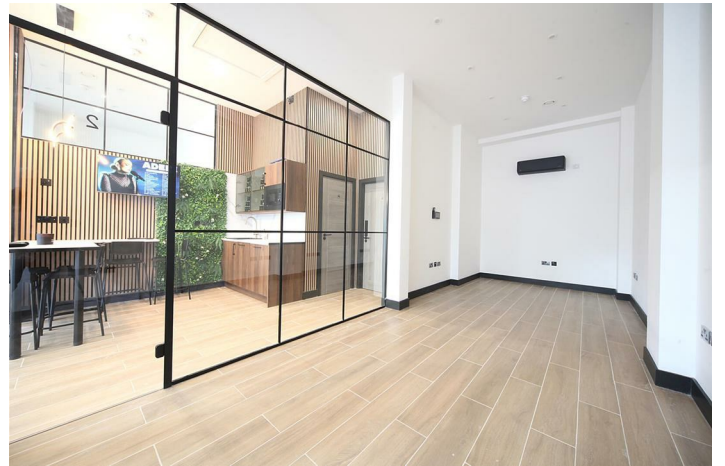
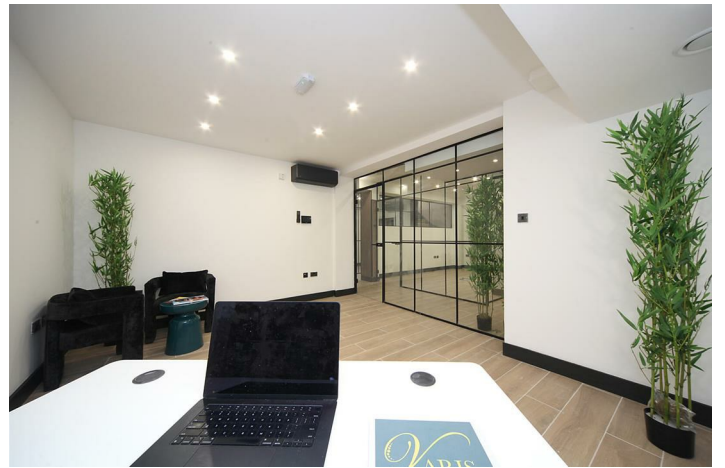
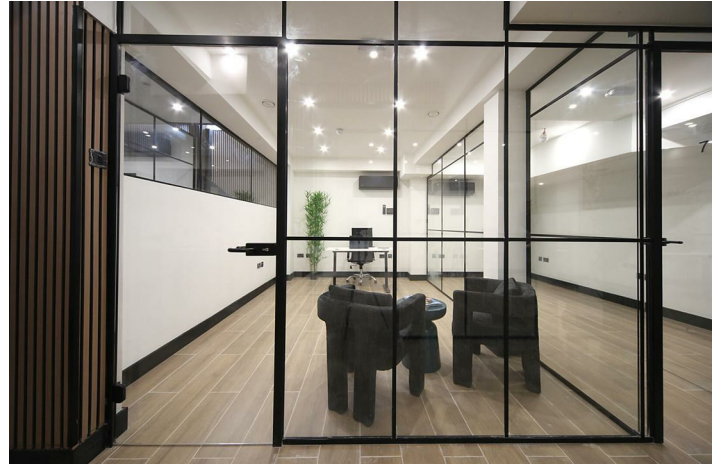
Prospective tenants are advised to contact the London Borough of Barnet in respect of business rates and rates payable.

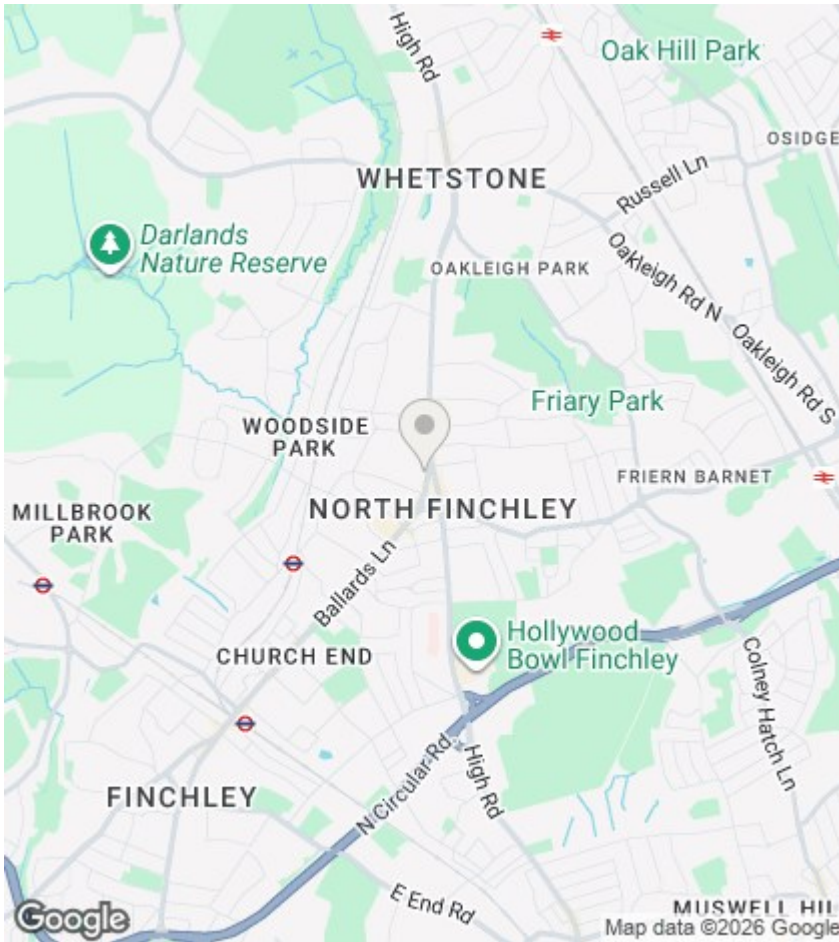
Viewings are strictly by appointment only with owners' agents Jeremy Leaf & Co. Please contact us on 0208 446 4295 for more information.



Council Tax Band:







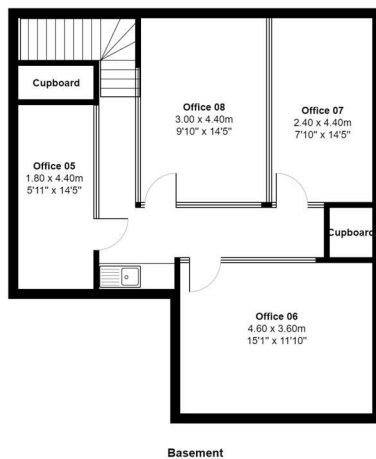
Directions

Viewings

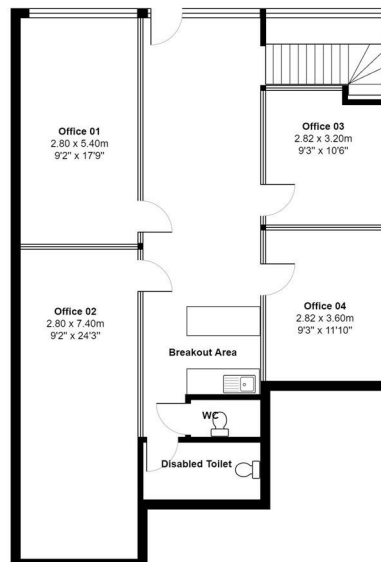
Viewings by arrangement only. Call 020 8446 4295 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Basement



Ground Floor

Total Area: 164.5 m² ... 1770 ft²

Floorplan produced by Woodside Photography