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Freehold

Investment and Development Opportunity
For Sale

Woodhouse Road, Finchley N12



Description

Comprising two adjacent freehold buildings which are available together or individually. The ground floor shops are let as per the schedule below, the two floor upper parts above 57-59 Woodhouse Road have been converted to a 3 bedroom flat in the last three years and is currently let to Barnet Council and used as a 4 bedroom unit incorporating the lounge. There is a lapsed planning consent for the upper part to create 3 separate 1 bedroom flats incorporating the loft space.

The upper part of 53-55 Woodhouse Road is arranged over 2 floors and is in need of refurbishment. No planning has been applied for but it is thought that a similar consent of 3 separate units could be obtained.

The adjacent property (above supermarket) has been developed into the roof space and a precedent has been set for a 3rd floor.

Tenancies

53-55 Woodhouse Road

Ground floor shop and forecourt let and trading as Signstar (Sign Shop) on a 10 year lease from 2022 with approximately 7 years remaining at £18,000 pa with 5 yearly rent reviews.

*NB This tenant has been in occupation for 10 years previous to this current lease.

Upper Part

Vacant and in need of refurbishment. The flat is entered from the rear of the property.

57-59 Woodhouse Road

Ground floor shop and forecourt let and trading as Figaro Barbers on a 10 year lease from July 2025 at £19,000 pa with 5 yearly rent reviews.

*NB This tenant has been in occupation for 10 years previous to this current lease.

Upper Part

Comprising a 3 bedroom flat plus lounge, kitchen and bathroom and let to Barnet Homes (part of Barnet Council) on a 5 year term from March 2023 at £1,684 pcm (£20,208 pa). *NB the lounge is also used as a bedroom so the property is let as a 4 bedrooms. The flat is entered from the rear of the property. The flat is underlet in the current market as the vendor received a £25,000 grant from Barnet Council towards refurbishment.

Location

Situated amongst a small parade where retailers include café, restaurant and supermarket amongst others. Woodhouse Road runs between Friern Barnet and Tally Ho Corner. The property is roughly equidistant from New Southgate Network Rail Station and Woodside Park and West Finchley Underground Stations (Northern Line Barnet Branch).

Areas

53-55 Woodhouse Road

6.24 m wide x 8.89 m deep	55.47 sq m
Rear store	
3.4 m wide x 4.90 m deep	16.66 sq m
Total area approx	72.13 sq m (776 sq ft)

1st and 2nd floor maisonette comprising 6 rooms — in need of refurbishment

57-59 Woodhouse Road

Shop area 682 sq ft (53.37 sq m)

Plus rear yard

1st and 2nd floor maisonette comprising 6 rooms — fully refurbished & let as tenancy schedule overleaf.

Terms

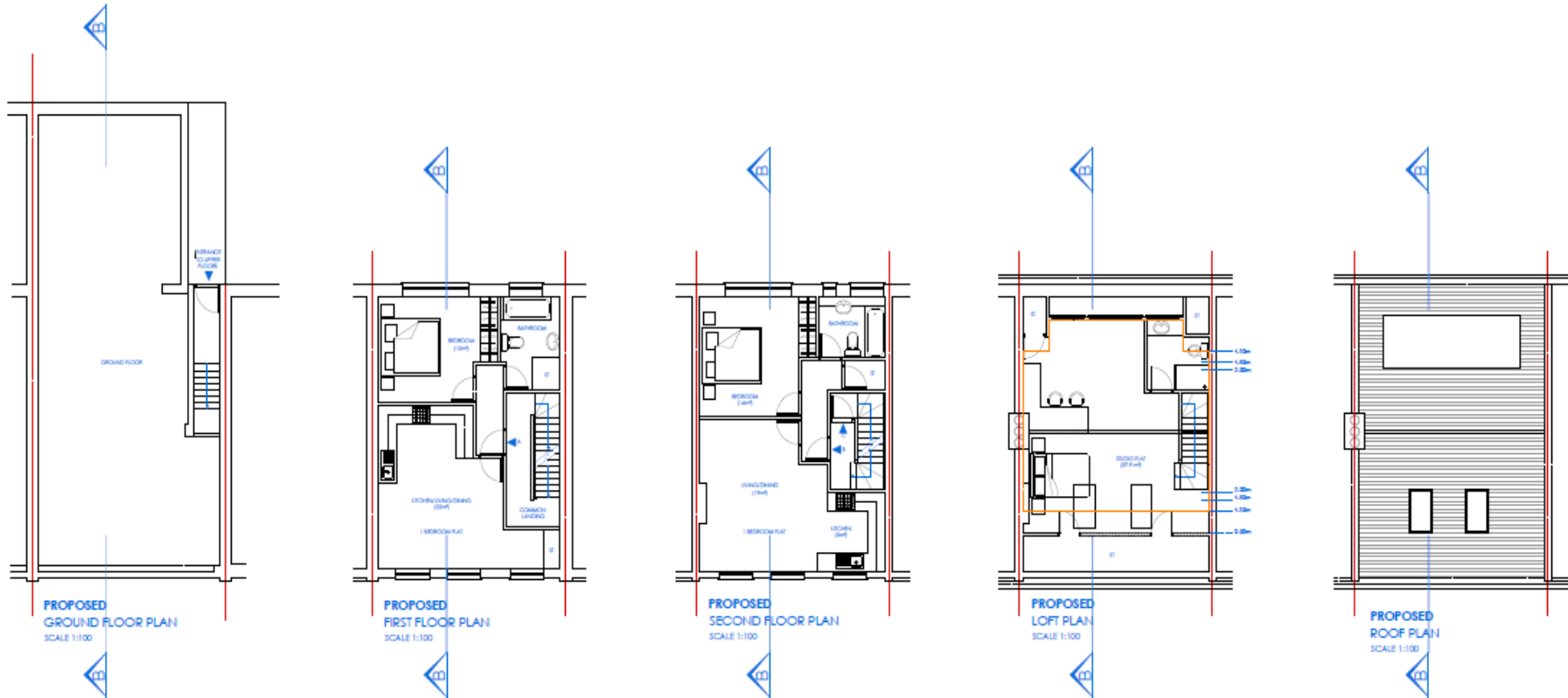
The properties are available jointly at £1,600,000 for the freehold interest, subject to the current tenancies and also available individually with offers invited.

EPC	53-55 Woodhouse Road - Band B
	57-59 Woodhouse Road - Band D
	57a Woodhouse Road - Band D

Holding Deposit

Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.

57-59 Woodhouse Road, Finchley N12



	GROSS INTERNAL AREA (m²)
PROPOSED - FLAT A	45.1
PROPOSED - FLAT B	49.1
PROPOSED - FLAT C	37.9

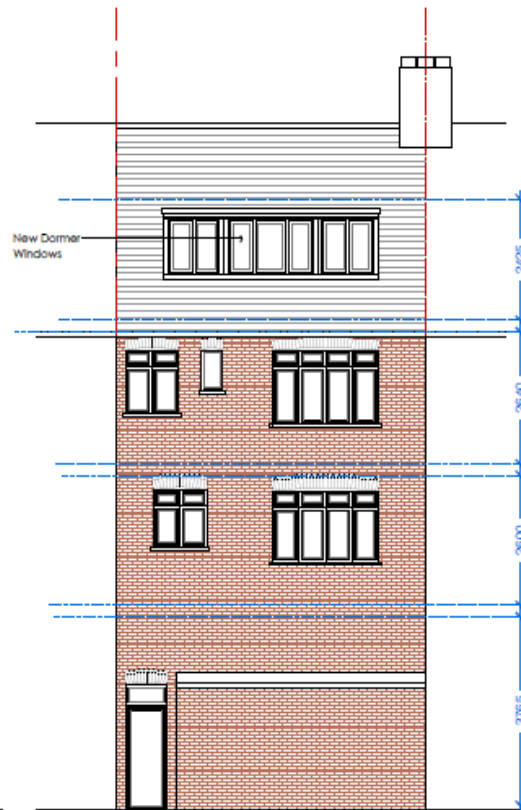


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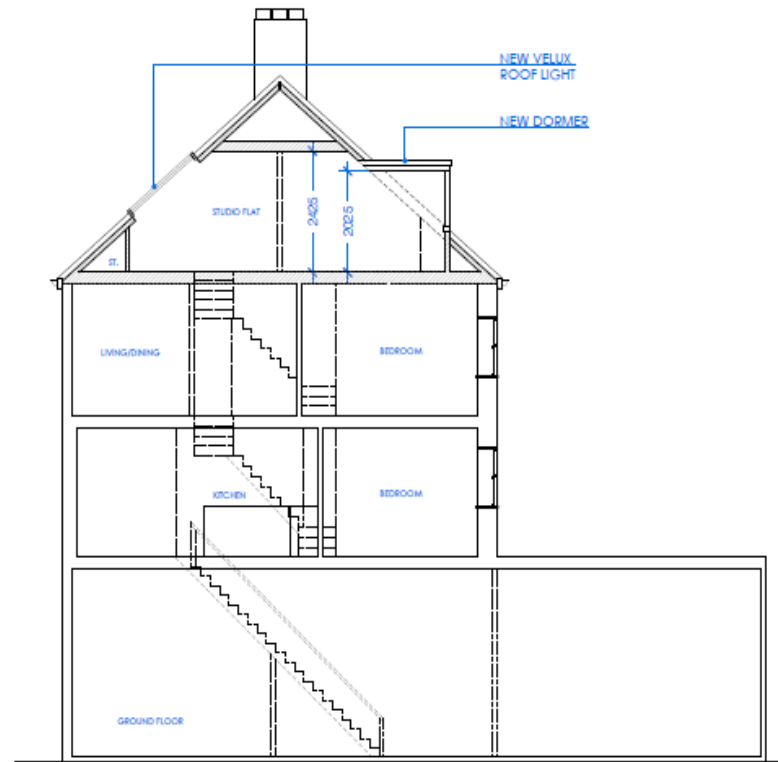
57-59 Woodhouse Road, Finchley N12



PROPOSED
FRONT ELEVATION
SCALE 1:100



PROPOSED
REAR ELEVATION
SCALE 1:100



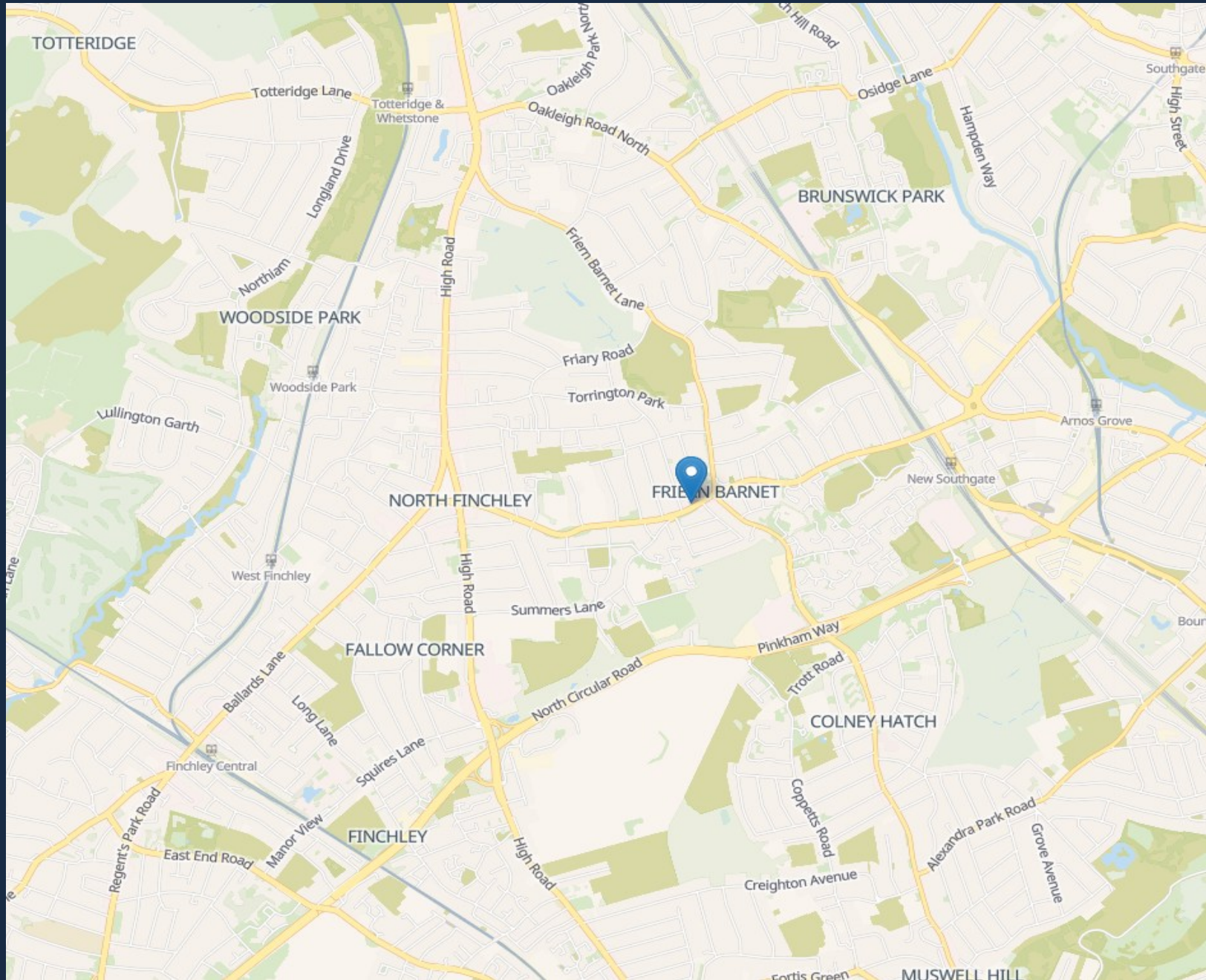
PROPOSED
SECTION B-B
SCALE 1:100







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These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Viewing

By appointment only via:

0208 559 1122

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