

WOODHOUSE ROAD,, NORTH FINCHLEY, N12 0RS

£500,000



## A freehold investment for sale in Friern Barnet,...

A freehold investment for sale. Comprising of a ground floor commercial unit with A3 use, (trading as a café) and a separate office building to the rear with B1 use. The subject property is situated in a parade in Woodhouse Road close to local residents and Compton School.

Internally, the café is well presented and comprises of an aluminium fronted trade space with seating/dining areas, a well-equipped trade kitchen, one W.C and ample storage space. Current rental income £13,200 per annum.

Size: 796.2 sq ft (74 sq). (All measurements are approximate)

Current business is not affected.

The office is accessed separately via the front to a side entrance and comprises of a single storey ground floor office. Comprises of three rooms, a W.C and a small kitchen. Current rental income £6,120 per annum.

Size: 449 sq ft (41.7 sq m) (All measurements are approximate).

Current business is not affected.

Key features:

- Commercial Property
- Commercial
- 0
- Male W/C
- A3 Usage
- Outside Space



## Area Overview

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VAT Hanley Estates Ltd VAT Reg. No. 976669935 Registered in England No. 6478632  
Registered Office: Galla House, 695 High Road, North Finchley, London N12 0BT

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## Energy Efficiency Rating and Environmental Impact (CO<sub>2</sub>) Rating

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	79	79	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England	EU Directive 2002/91/EC		England
			EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Council Tax Band

Band:

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