MAUNDER TAYLOR

INVESTMENT OPPORTUNITY - FOR SALE

COMMERCIAL UNIT WITH RESIDENTIAL UPPER



*198/198a HIGH STREET, BARNET, HERTS, EN5 5SZ

Located toward the Hadley Green end of the High Street (A1,000), set among many independent businesses, this mixed use unit is arranged over THREE levels – commercial on the ground floor, and residential over first and attic levels.

The property is in within easy reach of controlled pay-by-phone parking along Hadley Green – with 2 hours free parking available. There is good traffic flow in front of the property, with buses passing the door. High Barnet Northern Line station is also easily accessible - being within three-quarters of a mile.

GUIDE PRICE: £460,000 FREEHOLD

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.

1320 High Road, Whetstone, London N20 9HP - www.maundertaylor.co.uk – 020 8446 0011

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ACCOMMODATION



Ground Floor

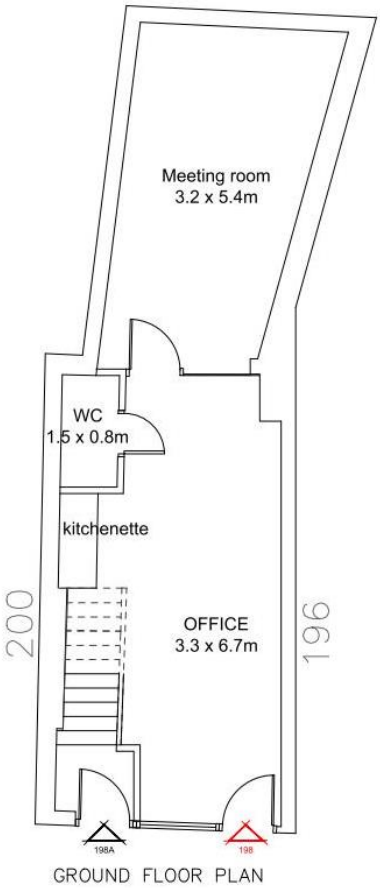
Modern lock up unit currently arranged as offices with front reception /work area, with wood strip flooring and exposed brick wall finish, and with glazed partition opening to rear meeting room with storage wall.



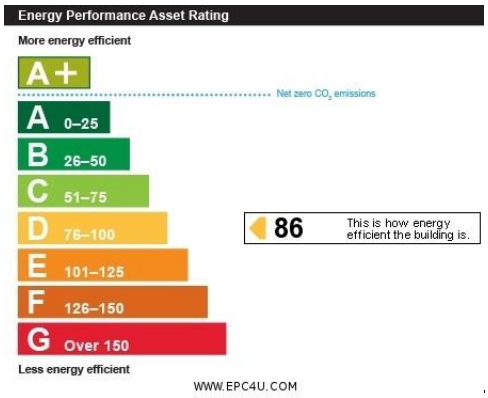
Currently let but with scope for Vacant Possession, subject to negotiations.

Business Rates:

According to the VOA web site, the April 2026 **Rateable Value** is £15,500.



GROUND FLOOR PLAN



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1st Floor - Residential

The uppers comprise a modernised duplex one-bedroom flat, with street entrance door. Currently let on an Assured Shorthold Tenancy.

*HELD ON 2 SEPARATE TITLES – TO BE SOLD SIMULTANEOUSLY








Council Tax: The upper part (198a) has a Council Tax Band of C.

EPC Rating: Current: C72 Potential: C72

ALL VIEWINGS – STRICTLY BY APPOINTMENT ONLY

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