



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



The London Mews, 68 Beechwood Avenue, Finchley N3 3AY

2 X Unique Commercial Units Available to Buy or Rent in Finchley (431-936sqft)

SUMMARY

- The properties are situated on the **ground floor** beneath a new quality development '**The London Mews**' comprising 97 new homes by Kuropatwa Developments.
- Just 0.9 miles **to Finchley Central station** (Northern Line) providing direct trains to Euston, London Bridge and Waterloo Station.
- Completion is scheduled for **Autumn 2021**
- Unit A (**Use Class A1/A2/B1 – 505sqft**)
– for sale **£200,000** / to let **£15,000pax**
- Unit B (**Use Class A1/A2/B1 – 431sqft**)
– for sale **£175,000** / to let **£13,500pax**



DESCRIPTION

We are delighted to offer the opportunity for **investors and owner occupiers** to secure their own **brand-new commercial unit/s** in an exciting new development. Each unit is located on the **ground floor** at either end of this quality mews scheme.

Unit A measures **505sqft** and **Unit B** measures **431sqft**, providing a combined total of **936sqft** available over two self-contained spaces. Units are available **both for sale and to rent** and will be offered in **shell and core condition** with capped services (water and electric). Both properties benefit from excellent frontage and exposure. They are likely to appeal as a **boutique office or coffee shop** with an **artisan feel**.

LOCATION

The property is located and encircled along **Beechwood Avenue, Edge Hill Road and North Circular Road (A406)**. The Barnet area is seeing huge investment and quickly becoming a vibrant hub for people to live and work. This regeneration includes **27,000 new homes, 30,000 new local jobs** and the **£1.4 billion expansion at Brent Cross shopping centre**.

Finchley Central station is located just 0.9 miles to the north providing **London Underground services (Northern line)** direct to **Euston, London Bridge and Waterloo Station**.

FURTHER INFORMATION

Floor plans and further details on the overall scheme are **available upon request**. For **New Homes enquiries** please contact Jamie Lester Properties on info@jamielester.co.uk.

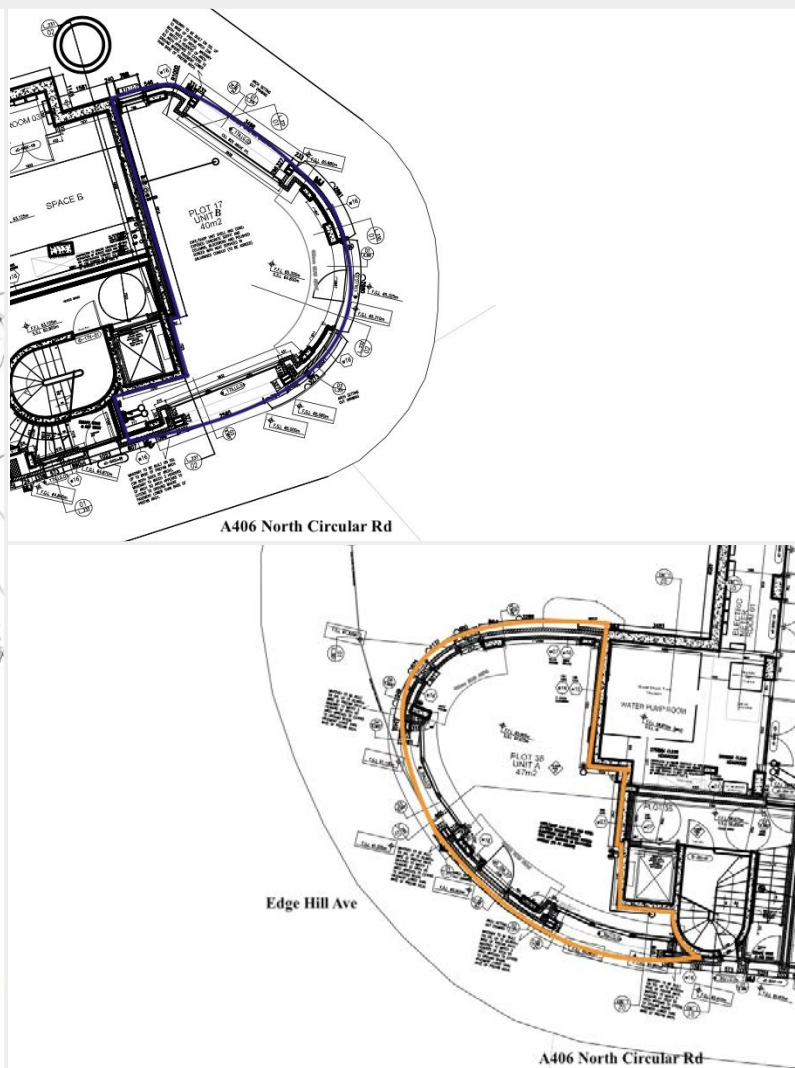
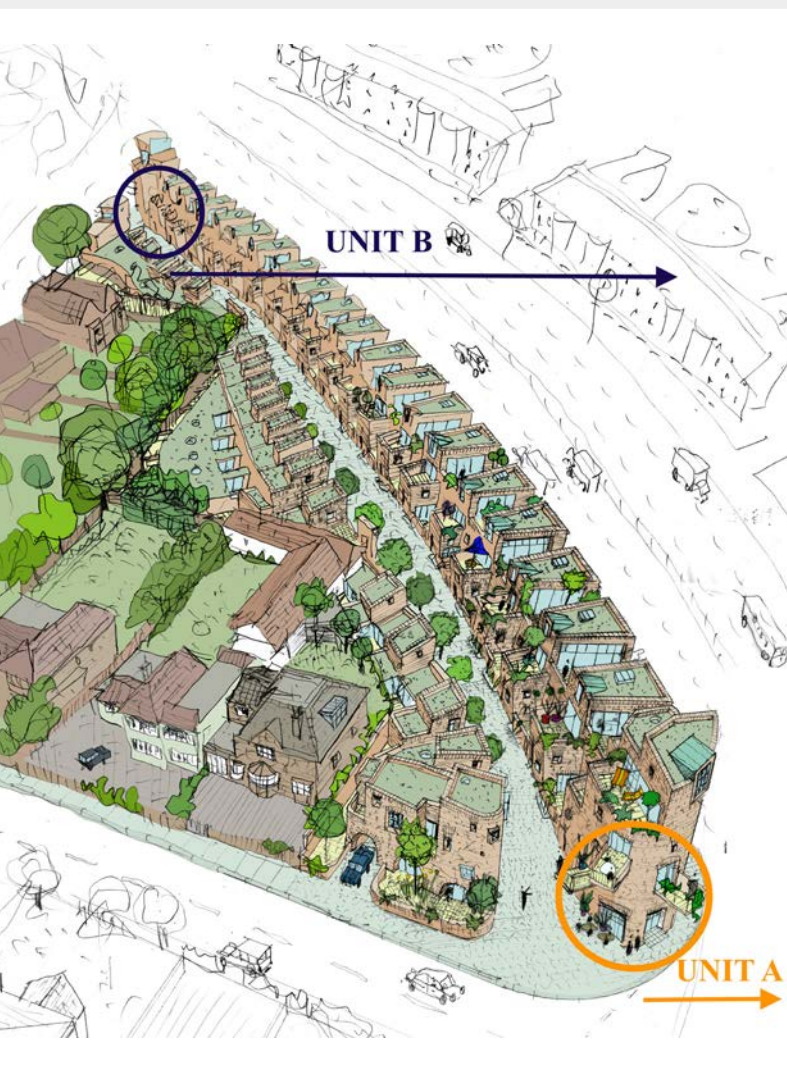
BUSINESS RATES & SERVICE CHARGE

The **property is yet to be rated by the VOA**. Interested parties are to make their own enquiries with **Barnet council** for exact figures.

TERMS

We are inviting offers to purchase or lease either unit. Units are to be sold/rented in shell and core condition. Guide prices as follows:

- Unit A (**505sqft**) – for sale **£200,000 (£396psf)** or to rent **£15,000pax (£30psf)**
- Unit B (**431sqft**) – for sale **£175,000 (£406psf)** or to let **£13,000pax (£30psf)**



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