

**FOR SALE**  
**Freehold Investment/Development**  
**Commercial and Residential Above (sold on long lease)**  
**£299,500**



**344 Regents Park Road, Finchley, N3 2LJ**

**Location:**

The property is situated on Regents Park Road few yards from Finchley central underground – Part of a variety of businesses including Retail shops, Estates agents, Banks, Supermarkets and many more.

**Description:**

- Ground floor running as Computer shop (Area 1200 sq ft approx as per VOA) let on 25 years FRI lease from May 1986 (holding over) Passing Rent £17,500 pax
- Large three bedroom flat on upper floors sold on 125 years lease from Dec 1984. Ground Rent £150 p.a. (rising).

Property is producing approx 6% return at the asking price.

**All terms & conditions are negotiable.**

*Note: Whilst every care is taken to ensure accuracy of these particulars no responsibility is taken for error, omission or miss-statement. No fixtures or fittings were tested. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.*