RETAIL FOR SALE | 1,867 SQ FT

17 STATION ROAD, LONDON, N3 2SB

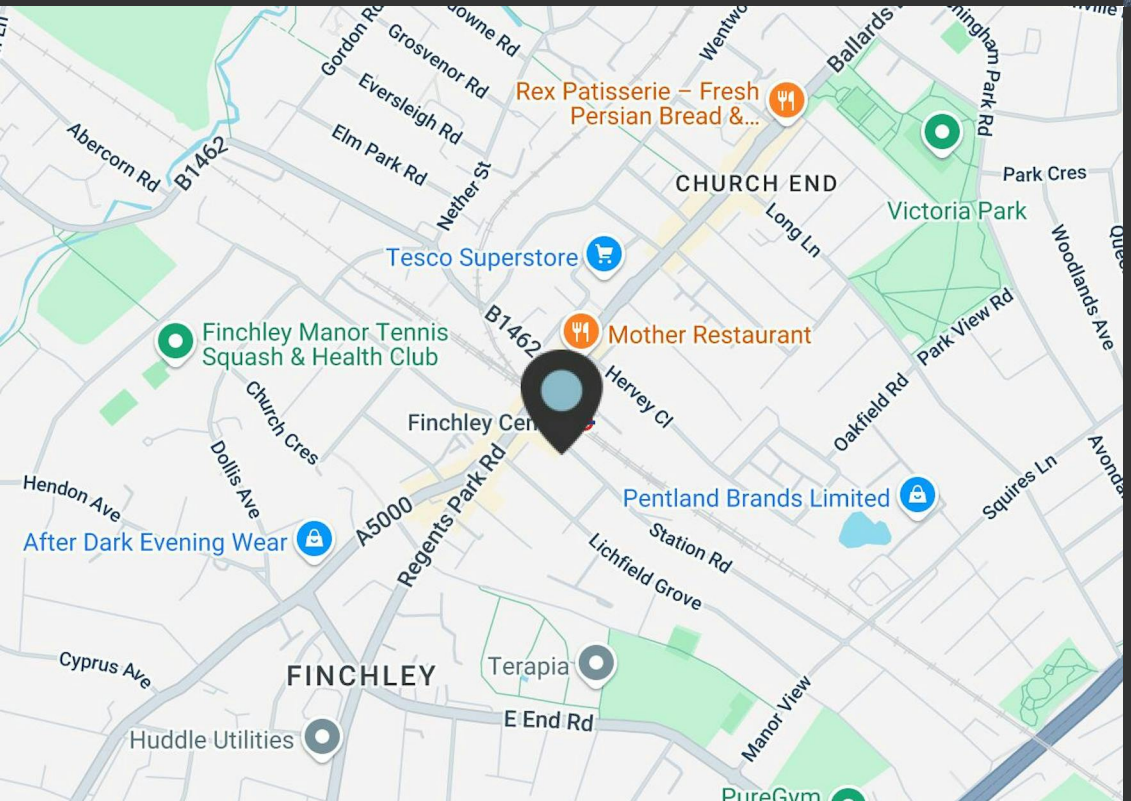
GROUND FLOOR E-USE CLASS PREMISES FOR SALE 100M TO FINCHLEY CENTRAL STATION (NORTHERN LINE)

- Freehold with residential upper parts sold off
- Excellent opportunity for owner occupiers or investors
- Prominent location on Station Road, just off Regents Park Road
- In good decorative order throughout
- Gas central heating and air-conditioning
- Potential for other uses STPP
- First time on the market in over 18 years
- Sold with vacant possession
- Rear garden

DESCRIPTION

17 Station Road is an e-use class, ground floor commercial premises with a single story extension to the rear currently being used as offices by two separate companies. The property is in good decorative condition throughout and benefits from a prominent frontage to Station Road. Other benefits include air-conditioning, gas central heating, rear garden, meeting rooms, w/c's and a

The property will be sold with vacant possession and could be suitable for a range of commercial uses and potentially residential conversion at the rear (subject to obtaining any necessary planning permissions).



LOCATION

17 Station Road occupies a prominent position just off Regents Park Road close to the junction with Ballards Lane, in the heart of Finchley Central. Station Road serves as the primary approach to Finchley Central Underground Station (Northern Line), and the property sits directly opposite the pedestrian walkway leading straight to the station platforms. The street benefits from a vibrant mix of local restaurants, offices, and independent retailers, while being only moments from the busy Regents Park Road high street.

The area is exceptionally well connected, with numerous bus routes providing links throughout Barnet and the wider North London region. Excellent road access via the North Circular (A406) and the A1 further enhances convenience for commuters and visitors alike.

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AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Front section	657	61.04	Coming Soon
Ground - Rear Section	1,210	112.41	Coming Soon

PRICE

£575,000

RATES & CHARGES

Rates payable: £9,435 per annum

TERMS

Freehold (upper parts sold off)

EPC

E

VIEWINGS

Strictly via arrangement with Dutch and Dutch.

CONTACT

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