

## FOR SALE - FREEHOLD MIXED USE INVESTMENT

**HELD UNDER 2 FREEHOLD TITLES – ALL PARTS LET & INCOME PRODUCING.**

*Selling on behalf of executors (Probate applied for)*



### 35 - 36 QUEENS PARADE & 1 PRIORY VILLAS, N11

35 Queens Parade is a commercial unit held on one freehold title, and the adjoining commercial property - 36 Queens Parade & 1 Priory Villas are held on a further separate freehold title.

At present, 35-36 Queens Parade are let to a restaurant, trading as **Uri's Kitchen**.  
The 3 flats in Priory Villas are also let and income producing.

The property is situated at the top of Colney Hatch Lane, just on the southern side of the intersection with Woodhouse Road, Friern Barnet Lane & Friern Barnet Road.

The surrounding area is predominantly made up of residential property -served by the shops and restaurants in the parades adjacent to the subject properties.

The properties sit between the transport hubs of North Finchley & Arnos Grove, and are approximately half a mile away from the North Circular Road (A406), at the junction of which is the large *Tesco Extra* store.

**GUIDE PRICE £1,050,000 + VAT**  
**FOR THE COMBINED FREEHOLD INTERESTS**  
**SUBJECT TO THE EXISTING LEASES**

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.maunder-taylor.co.uk](http://www.maunder-taylor.co.uk) – 020 8446 0011



# MAUNDER TAYLOR

## SUMMARY OF PROPERTIES

### 35-36 Queens Parade

Currently let on one lease for a term of 20 years, which commenced in June 2022.

The current passing rent is £24,000 per annum + VAT. The lease is subject to a 4 yearly rent review pattern, and is held under Full Repairing and Insuring terms.

The restaurant is configured with the main dining area to the right hand side (No. 36), with maximum depth of 30' (9.14m), and a maximum width of 26'3 (8m) - this leads through to the rear where there is an office and WC area.

The left hand side of the unit (No. 35), is a bar area/food prep area, and measures approximately 17' x 16' (5.18m x 4.88m). Plus a further seating area that has a width of 17'3 (5.26m) and a depth of 14' (4.27m).

To the rear of the left hand part of the unit, is a fully fitted kitchen (almost triangular in shape) with a maximum width of 24' (7.32m) and a maximum depth of 20' (6.10m) – with a door to the rear leading out to a bin storage area.

### Business Rates:

According to the VOA web site, the Rateable Value from April 2023 is £33,500.  
Billing Authority - The London Borough of Barnet.

**CEPC Rating:** C: 73

**GIA: Approximately 1,862ft<sup>2</sup> (173m<sup>2</sup>)**

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## Priory Villas

### RESIDENTIAL FLATS

No. 1 Priory Villas is a 3 storey end of terrace building that has been converted into 3 flats. Flat A is a duplex flat, accessed via a front door from Colney Hatch Lane. Flats B & C are arranged over first and attic levels, and accessed via a separate entrance to the side of the property off Queens Parade Close.

All flats are currently Let and income producing.

**Flat A - Ground floor** comprising; open plan, well presented kitchen/reception, 2 bedrooms, shower room/WC. Flat 1a is let for a term of 5 years from September 2019, currently paying £1,100 pcm.

**EPC Rating:** D57 - The energy certificate references a floor area of 710ft<sup>2</sup> (66m<sup>2</sup>).

**Parking** space to the front of the property.

**Flat B - First floor**, kitchen/reception, 2 bedrooms & shower room/WC.

Flat 1b is let for a term of 1 year from May 2023, currently paying £1,300 pcm.

**EPC Rating:** D67 - The energy certificate references a floor area of 581ft<sup>2</sup> (54m<sup>2</sup>)

**Parking** space in the undercroft.

### Flat C

**Top floor**, kitchen/reception, 2 bedrooms & shower room/WC.

*This flat is into the roof space and has restricted head height in places.*

Flat 1c is let for a term of 5 years from October 2019, currently paying £1,100 pcm.

**EPC Rating:** D63 - The energy certificate references a floor area of 581ft<sup>2</sup> (54m<sup>2</sup>).

**Parking** space to the rear.

**Lock-up** store to the rear.

**Council Tax** is being re-assessed by the London Borough of Barnet.

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