

NORTH FINCHLEY – 794 HIGH ROAD, LONDON, N12 9QU

PRIME SHOP TO LET

LOCATION

The affluent north London suburb of North Finchley is well served in terms of amenities and public transport with numerous bus routes and Woodside Park Underground station, (Northern line – Zone 4), less than 10 minutes walk.

The property is located in a prime position, in close proximity to **Waterstones, McDonalds, Creams, Boots, Costa, Tesco Express, Specsavers, Superdrug** and **Starbucks**.

ACCOMMODATION

The premises are laid out over three floors with approximate floor areas as follows:-

Ground Sales	640 sq ft
Ground Ancillary	266 sq ft
First Ancillary	510 sq ft
Second Ancillary	510 sq ft

LEASE

A new effective full repairing and insuring lease for a period to be agreed is available.

RENT

Rental offers are sought in the region of £45,000 pax

RATES

Rateable Value	£41,500
Uniform Business Rate	£0.382
Rates Payable	£15,853 pa

Interested parties are advised to make their own enquiries of the Local Authority.



PLANNING

The property has the benefit of an “E” use class.

STREETVIEW LINK

<https://surl.li/blqltu>

EPC B

LEGAL COSTS

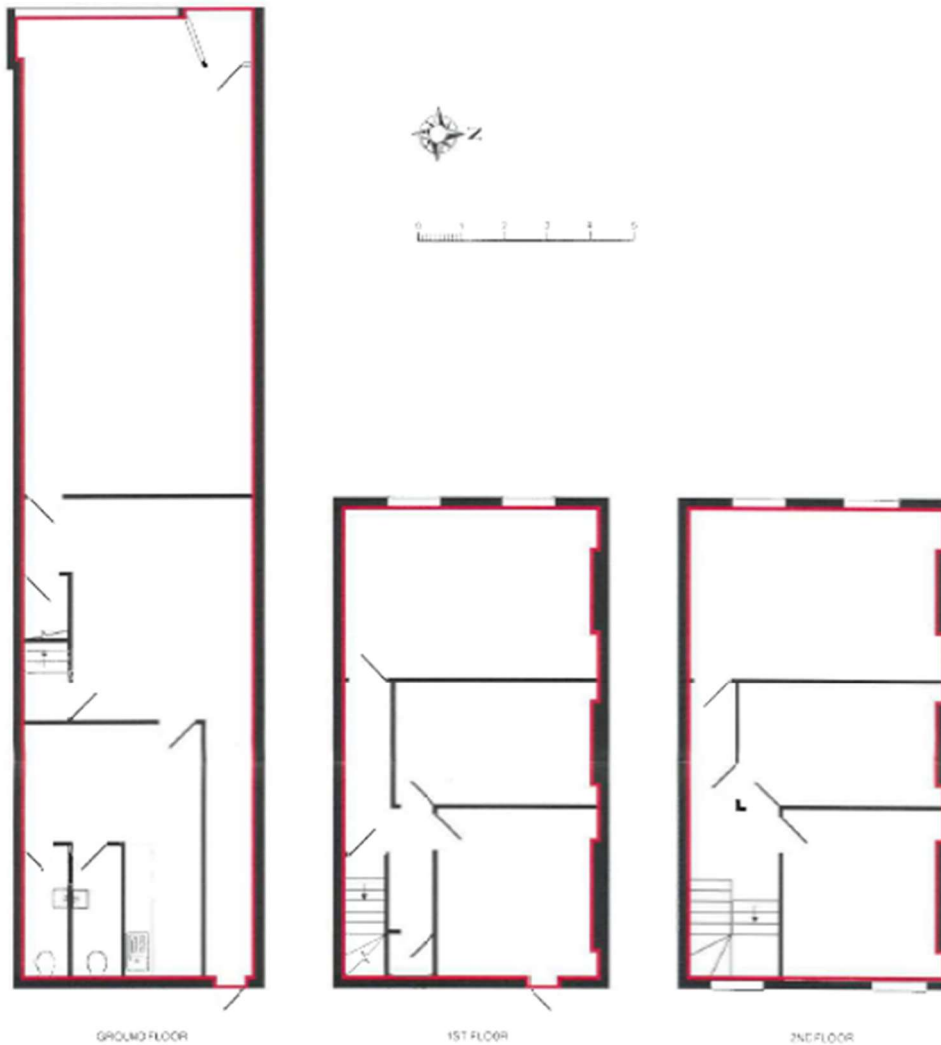
Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

For further information or to arrange an inspection, please contact the sole agent:

Richard Ward richard@wardproperty.uk.com
07919 118 529

SUBJECT TO CONTRACT – JULY 2026



DISCLAIMER: Whilst every care is taken in the preparation of these particulars Ward Property Consultants Limited, any joint agents involved, and the vendor take no responsibility for any error, misstatement, or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract, and members of the Agent's firm have no authority to make any representation or warranty in relation to the property.

REGISTERED ADDRESS: Fifth Floor, 111 Charterhouse St, Barbican, London EC1M 6AW .

2nd floor, 36 Lexington Street
Soho, London W1F 0LJ

www.wardproperty.uk.com

COMPANY NO. 11100748