

gowers

TO LET

**820 High Road North Finchley
LONDON N12 9QY**

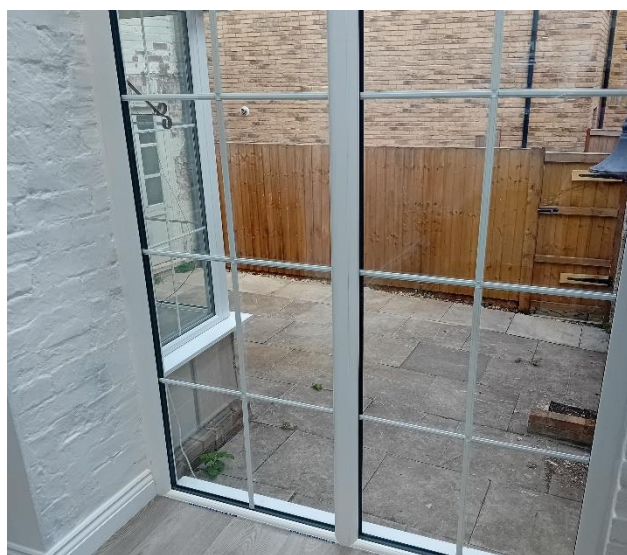
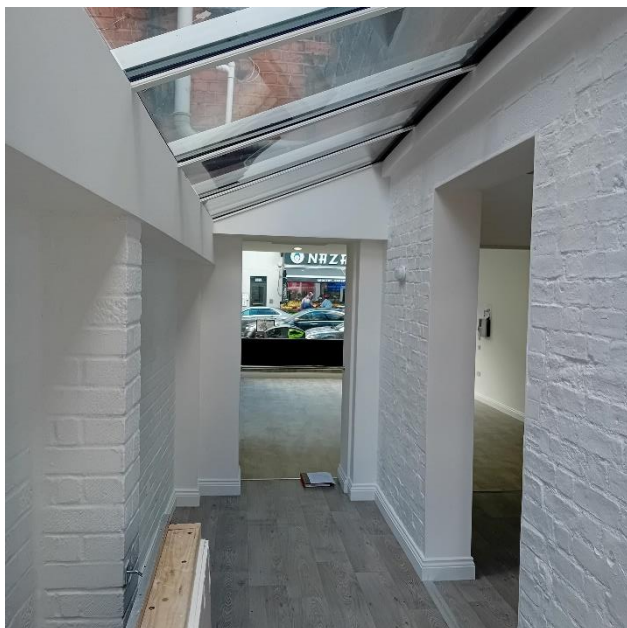


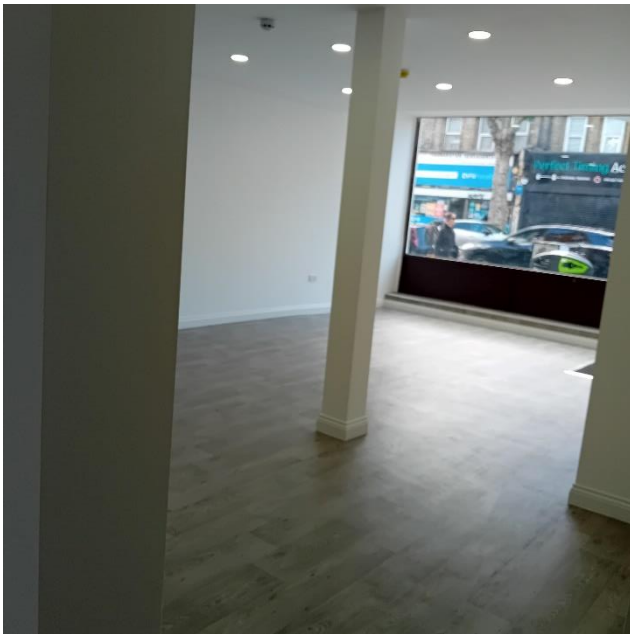
Location

820 High Road occupies a prominent position in North Finchley on the area's principal arterial road.

The property is located approximately 700 yards from Woodside Park London Underground Station on the Northern Line. Numerous bus routes also serve the High Road, travelling both north to Barnet and south to Central London.

The property forms part of a very busy pitch of shops and restaurants within an affluent part of London. Occupiers in the immediate vicinity include Lloyds Bank, Sainsbury's Starbucks and Boots.





Property

The property has recently been refurbished with new ceilings and floors windows and doors. The unit offer accessible trading space to the front and the majority of the shop, rising up to potential back of house and kitchen space with toilets. Further back, the space opens to freshly glazed areas and down a few steps to a rectangular area with potential as a Private Dining Room (PDR). This area gives out via French Windows to an enclosed courtyard. The Basement is accessed via a trapdoor and is suitable for rudimentary storage.



Ground Floor

Accommodation

The property provides the following approximate areas: -

- Ground Floor
 - Area 1,369 sq. feet / 127 sq. m.
- Basement
 - Area 1,154 sq. feet / 107 sq. m.

Term

A new lease is available for a term by arrangement.

Rent

£40,000 per annum exclusive. (The property is elected for VAT).

Planning

The property falls within Class E of the planning use order. We believe that the property would lend itself well to restaurant or retail uses.

Legal costs

Each party to bear their own legal costs.

Business Rates

The property is currently assessed as Shop and Premises with a rateable value of £43,750. The rates payable with effect from 1st April 2026 will be subject to a multiplier of 38.2p, the rates payable should be £16,712.50 per annum. Please contact The London Borough of Barnet for more information.

Viewings

Strictly by prior appointment through sole agents:

Gowers 020 8732 3721 Nick Mager nmager@morganman.com

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