



93 HIGH ROAD, EAST FINCHLEY, LONDON N2 8AG

FREEHOLD SHOP & UPPERS WITH REDEVELOPMENT POTENTIAL

EXECUTIVE SUMMARY

Opportunity to acquire a terraced shop and uppers comprising 2 apartments and planning for extension and excavation to provide 6 apartments.

- A prime East Finchley location, a desirable North London suburb within the Borough of Barnet, offering a vibrant mix of shops, cafés, and green spaces like Cherry Tree Wood.
- Approximately 500m from East Finchley Underground Station, providing direct access to the Northern Line and key Central London destinations including King's Cross, Tottenham Court Road, and Bank.
- Freehold mixed-use building extending to approx. 2,560 sq ft (GIA), arranged across four storeys with commercial use at lower levels and residential above.
- Commercial unit (1,188 sq ft GIA) currently underlet at £17,500 p.a., with a longstanding tenant interested in agreeing a new lease.
- Two large one-bedroom apartments on the upper floors: one vacant and in need of modernisation (720 sq ft NIA), and one underlet at £15,000 p.a. (652 sq ft NIA).
- Independent access to both apartments via a communal staircase directly from the High Road.
- Total current income of £32,500 p.a. with clear value-add opportunities through refurbishment and lease restructuring.
- Multiple planning applications submitted between 2023 and 2025, demonstrating significant scope for residential development while retaining commercial use.
- The property is available freehold.
- **Offers in excess of: £1,150,000**



LOCATION

The property is situated in the heart of East Finchley, a desirable North London suburb within the London Borough of Barnet. This well-established residential and commercial area offers a vibrant blend of independent shops, cafés, restaurants, and essential services, contributing to a strong sense of local community and convenience.

East Finchley Underground station is approximately 500 metres from the property, providing direct access to the Northern Line. This allows for swift travel into Central London, including key destinations such as King's Cross, Tottenham Court Road, and Bank, making the location particularly attractive to commuters and professionals.

With its excellent transport connections and proximity to major road links such as the A1 and North Circular Road (A406), the property benefits from strong accessibility for both local and regional travel. Numerous bus routes also serve the area, further enhancing connectivity across North and Central London. Residents and visitors can enjoy nearby green spaces such as Cherry Tree Wood and Highgate Wood, offering a welcome escape from urban life. The property is ideally positioned to take advantage of East Finchley's rich amenities, reliable transport links, and the tranquil charm of surrounding parkland—making it a highly appealing location for both residential and commercial use.

TRANSPORT



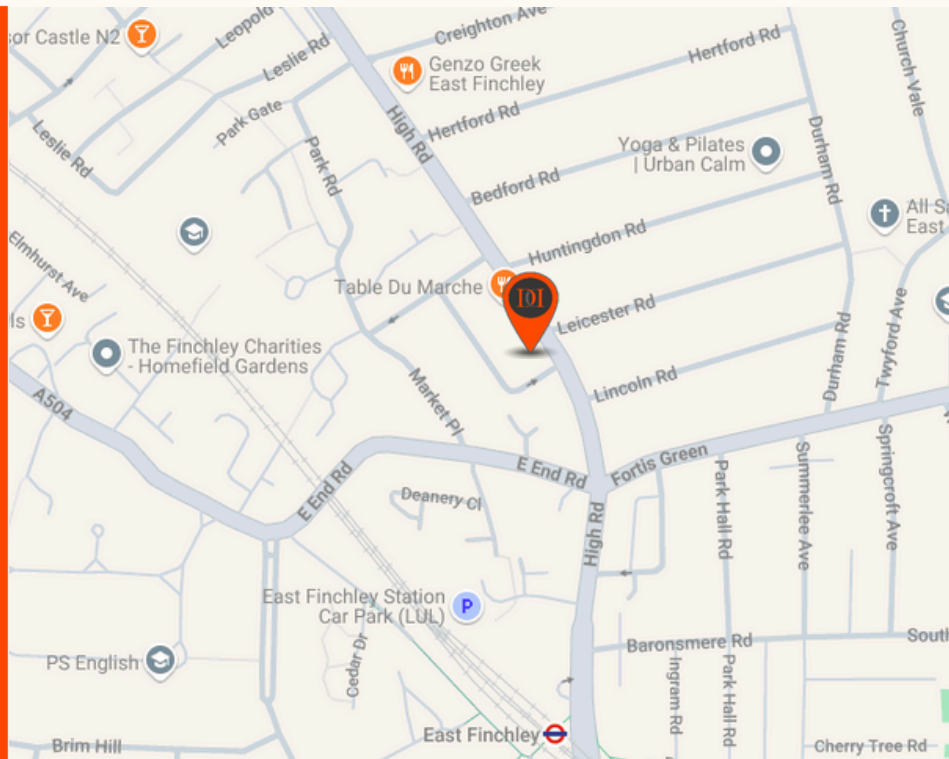
5 mins to
East Finchley
Station



5 mins to
Liverpool
Street station



1 hour to
Heathrow
Airport



DESCRIPTION

The property comprises a mixed-use freehold building arranged across four storeys, prominently located on the High Road.

Extending to approximately 2,560 sq ft (GIA), the property includes a ground and basement commercial unit and two spacious residential apartments on the upper floors.

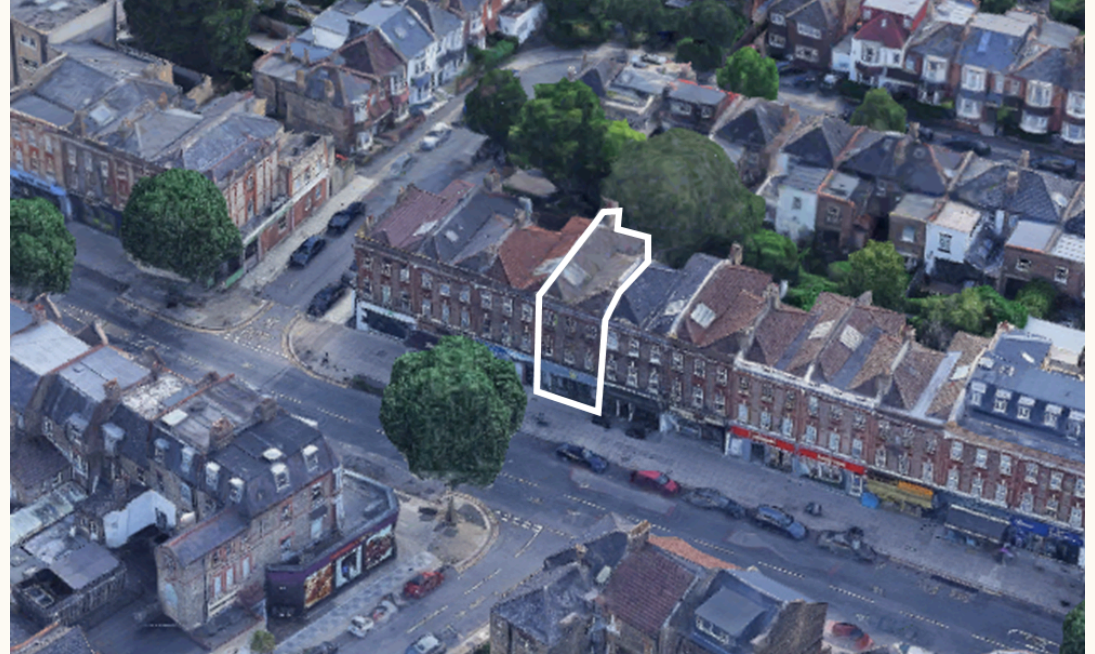
The commercial unit occupies the basement and ground floors, extending to approximately 1,188 sq ft (GIA). It is currently underlet on a monthly licence at £17,500 per annum, with the tenant having occupied the premises for over 15 years and expressing interest in a long-term lease at market rent, subject to negotiation.

The first floor comprises a vacant one-bedroom apartment, extending to approximately 720 sq ft (NIA). The flat is generously sized and offers significant potential for refurbishment and rental uplift.

The second floor features a tenanted one-bedroom apartment, extending to approximately 652 sq ft (NIA) and currently let on an assured tenancy at £15,000 per annum. This flat is considerably underlet, and with a rent review coming up in November it gives an opportunity to achieve a considerable rental increase.

Both apartments benefit from independent access from the High Road via a communal staircase. Access can also be achieved by the rear via the alleyway.

The property currently produces a total income of £32,500 per annum, with clear asset management and value-add opportunities, including residential refurbishment and lease re-gearing.



PLANNING

Option 1:

- Planning was submitted on the 13th May 2025 for the 'Demolition of rear storage building, rear steps and landing. Construction of side and rear extension to existing rear outrigger and excavation of basement below, to provide 2no. additional residential units. Mansard roof extension with terrace to front to create an additional residential unit at third floor level. Associated cycle storage and amenity space' (Planning Ref. 25/2002/FUL)
- The proposed development would provide 3 additional units through excavation, rear extension and roof extension extending to approximately 1,480 sqft (NIA).

Option 2:

- Planning was approved subject to signing the S106 on the 4th December 2023 for the 'Conversion into 5no. self-contained flats including, lower ground and ground floor rear extension following demolition of existing rear storage building and rear access staircase, first and second floor rear extensions. Alterations and extension to roof to create an additional storey at third floor level. Retention of existing ground floor shop and basement storage. (Amended Description)' (Planning Ref. 23/1660/FUL)
- The proposed redevelopment would entail further excavation of the existing basement, demolition of the rear storage building to allow for a rear extension of building and the provision of an additional storey. This would provide four additional units (Basement excavation, ground floor rear extension, first floor split the existing units and extend to the rear and extend into the roof space to provide another unit) to accommodate a total of 6 self-contained apartments extending to approximately 3,012 sqft (NIA) whilst retaining commercial use in the ground & basement extending to approximately 844 sqft (GIA).

TERMS

TENURE: Freehold.

OFFERS IN EXCESS OF: £1,150,000

METHOD OF SALE: The property will be sold by way of private treaty.

ADDITIONAL INFORMATION: Please contact DI Properties for additional information and access to the data room.

VIEWINGS: Viewings can be arranged strictly by appointment via DI Properties.



DISCLAIMER:

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