

## High Road , London, N22 8JA

Nestled on the bustling High Road in London, this exceptional commercial presents a unique opportunity for entrepreneurs seeking to establish or expand their business ventures. Comprising two commercial shops, this offering is ideal for a variety of uses, including a beauty centre, hair salon, nail salon, or office space.

The first shop, with a generous area of 60 square metres, is available for an annual rent of £16,800 with EPC rating at C (68).

The second shop, slightly larger at 74 square metres, is offered at £14,000 per annum, with an additional business rate of £3,800 per year with a total rent at £30,800 Per annum with EPC rating at C (53).

A £40,000 premium is required for the dual-shop opportunity commercial premises.

**Asking Price £40,000**

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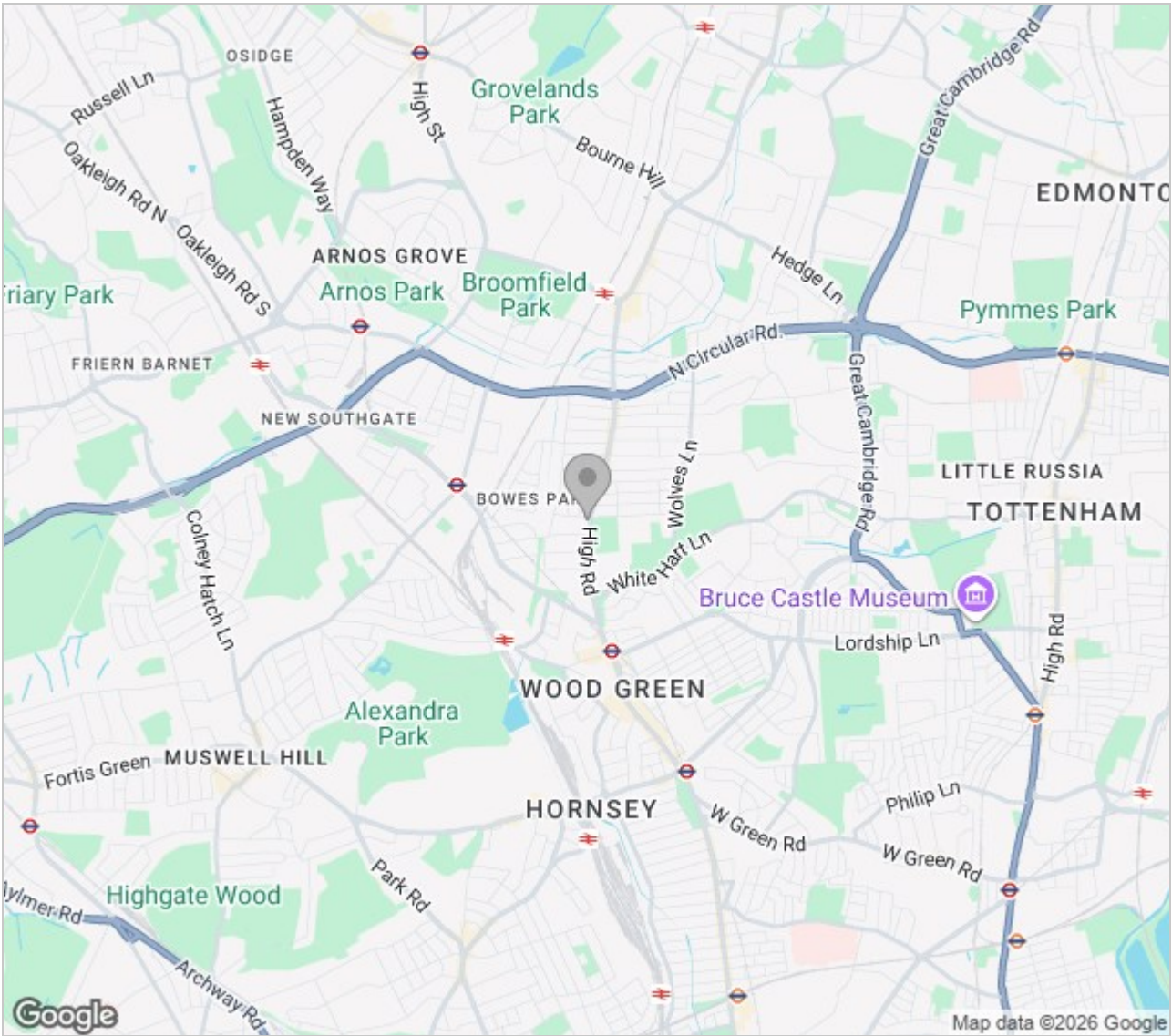
Directions









Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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