



# Freehold Mixed-Use Investment Opportunity

134 High Street, Barnet EN5 5XQ

- Opportunity to acquire a freehold mixed-use Investment building located in the heart of Barnet High Street
- Ground floor operates as a retail shop let to Greggs, producing £38,000 per annum
- Two studio flats, one one-bedroom flat producing £47,700 per annum
- Total Income £87,200 per annum
- Total existing GIA 235 sqm / 2,536 sqft
- Offers in excess of £1,150,000





- The property comprises a three-storey building of approximately 2,536 sq ft, with the ground floor let to Greggs for retail use and the upper floors arranged as residential accommodation, providing two studio flats and one one-bedroom flat.
- Greggs has occupied the ground floor since 2013 and has recently renewed its lease on a five-year FRI basis, including a break clause at year three, currently producing £38,000 per annum, increasing to £39,000 per annum following the break.

#### Residential & Commercial Schedule

Units	Beds	Tenure	Rent	Type	GIA (m2)	GIA (Sqft)
1	1	AST (Private)	TBC	Studio	37	398
2	1	AST (Private)	TBC	Studio	37	398
3	1	AST (Private)	TBC	Flat	40	430
<b>Residential Total</b>			<b>£47,700</b>		<b>114</b>	<b>1,227</b>

Units	Tenure	Rent	Type	GIA (m2)	GIA (Sqft)
1	New 5 year FRI (3 year break)	£38,000	Retail (Gregg's)	122	1,309
Car Parking	License agreement	£1,500			
<b>Commercial Total</b>		<b>£39,500</b>			
<b>Total</b>		<b>£87,200</b>		<b>235</b>	<b>2,536</b>

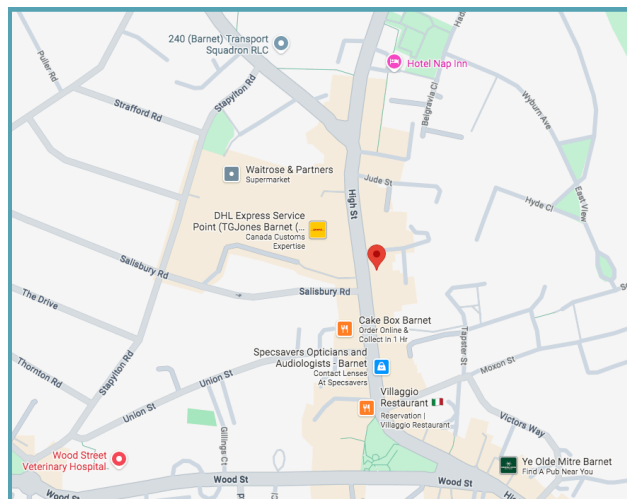


## Location

Barnet High Street is a vibrant area known for its historical charm and convenient location, offering easy access to green spaces, schools, and transport options, including nearby underground stations and bus routes, making this property desirable for both commercial tenants and residential occupants. The local schools include Foulds Primary School (0.4 miles), Christ Church Primary School (0.6 miles) and Queen Elizabeth's Secondary School (0.7 miles).

## Transport

The site is highly accessible via public transport and is situated a 10-minute walk away from High Barnet Underground Station. The station is located on the Northern Line and provides direct access to central London, including Euston and King's Cross St Pancras, within 30 minutes. Additionally, multiple bus routes operate along High Street, offering convenient connections to nearby areas such as Finchley and Enfield.





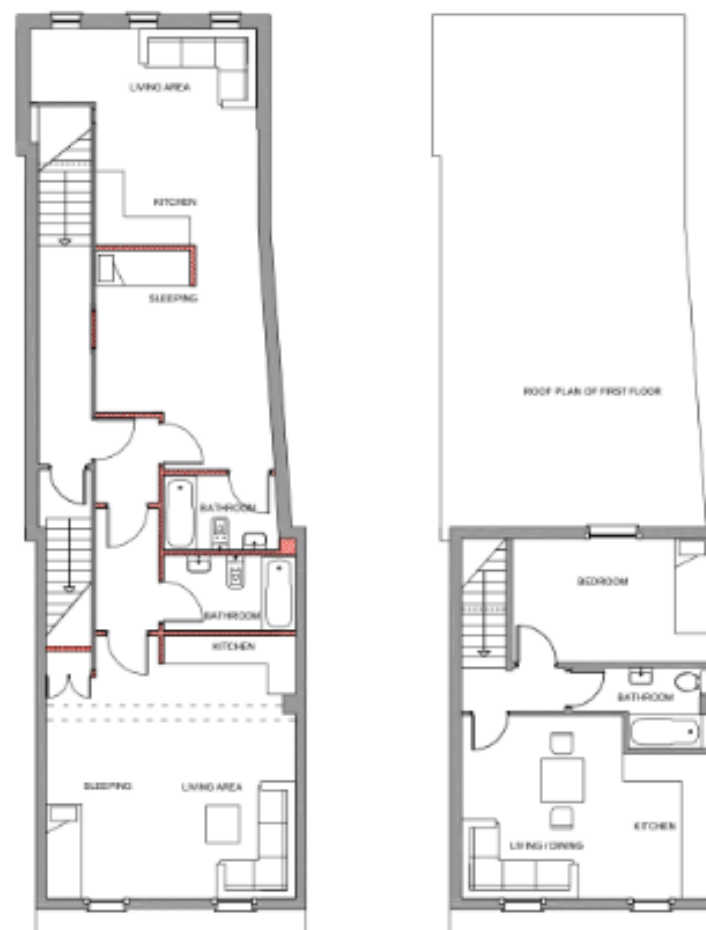


## Layout

The property offers a strong mixed-use investment comprising a ground floor retail unit let to Greggs, a nationally recognised tenant providing secure income and future rental growth potential. The upper floors provide well presented residential accommodation, including two studios on the first floor (796 sq ft) and a one-bedroom flat on the second floor (430 sq ft), all benefiting from good layouts and strong local demand.

## Further Details

The residential accommodation has been extensively rebuilt, with the original façade carefully retained to preserve the character of the property while providing modern, high-quality interiors. A complete rebuild of the property was done in 1989, and the flats were created in 2014. Regular maintenance has ensured the flats remain in excellent condition. Each flat features contemporary finishes, modern appliances, and efficient layouts, appealing to professional tenants and maintaining strong rental demand. To the rear of the property, there is a private car park providing two spaces, which is currently let on a separate agreement and generates an additional £1,500 per annum, further enhancing the overall income profile of the investment.



Ground Floor shop level to remain as existing

## Further Information

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### Access

Access to the site is available by prior appointment, interested parties are encouraged to contact the agents to arrange inspections.

### Tenure

The property is offered on a freehold.

### VAT

We have been advised that VAT is not applicable to this transaction.

### Terms

Offers In Excess of £1,150,000

### Further Information

Please contact a member of the Highfield team for further information on the leases and floorplans.

# Highfield

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