



Church Hill Road, EN4 8TB
Barnet





Hot Dishes	
Roasted Duck	£12.00
Roasted Chicken	£10.00
Roasted Fish	£11.00
Roasted Pork	£10.00
Roasted Beef	£11.00
Roasted Lamb	£12.00
Roasted Turkey	£13.00
Roasted Veal	£11.00
Roasted Rabbit	£10.00
Roasted Pig	£11.00
Roasted Horse	£12.00
Roasted Snake	£13.00
Roasted Insect	£14.00
Roasted Plant	£15.00
Roasted Stone	£16.00
Roasted Cloud	£17.00
Roasted Dream	£18.00
Roasted Love	£19.00
Roasted Happiness	£20.00
Roasted Prosperity	£21.00
Roasted Longevity	£22.00
Roasted Wealth	£23.00
Roasted Power	£24.00
Roasted Knowledge	£25.00
Roasted Wisdom	£26.00
Roasted Virtue	£27.00
Roasted Honor	£28.00
Roasted Respect	£29.00
Roasted Dignity	£30.00
Roasted Nobility	£31.00
Roasted Grace	£32.00
Roasted Beauty	£33.00
Roasted Charm	£34.00
Roasted Attraction	£35.00
Roasted Desire	£36.00
Roasted Lust	£37.00
Roasted Passion	£38.00
Roasted Love	£39.00
Roasted Marriage	£40.00
Roasted Family	£41.00
Roasted Community	£42.00
Roasted Society	£43.00
Roasted Nation	£44.00
Roasted World	£45.00
Roasted Universe	£46.00
Roasted Cosmos	£47.00
Roasted Galaxy	£48.00
Roasted Planet	£49.00
Roasted Star	£50.00
Roasted Moon	£51.00
Roasted Sun	£52.00
Roasted Fire	£53.00
Roasted Water	£54.00
Roasted Earth	£55.00
Roasted Air	£56.00
Roasted Space	£57.00
Roasted Time	£58.00
Roasted Space	£59.00
Roasted Time	£60.00

Church Hill Road, EN4 8TB

****Freehold Lock-Up Shop with Flat – Investment Opportunity Church Hill Road, Barnet EN4****

KINGS GROUP bring to the market A fantastic opportunity to acquire this vacant lock-up shop with multi-use potential, formerly trading as a Chinese restaurant and previously benefiting from A1 use.

28 Church Hill Road is a freehold premises situated in a prime location, within easy reach of local shops, cafes, and other amenities. The property also includes a flat above, accessible via the retail unit, offering additional rental income or owner accommodation.

Location Highlights:

Just 0.3 miles from New Barnet Station

Only 0.5 miles from Oakleigh Park Station

Excellent transport links and footfall, ideal for various business uses

Rental Potential:

Combined rental income approx. £2,500 PCM

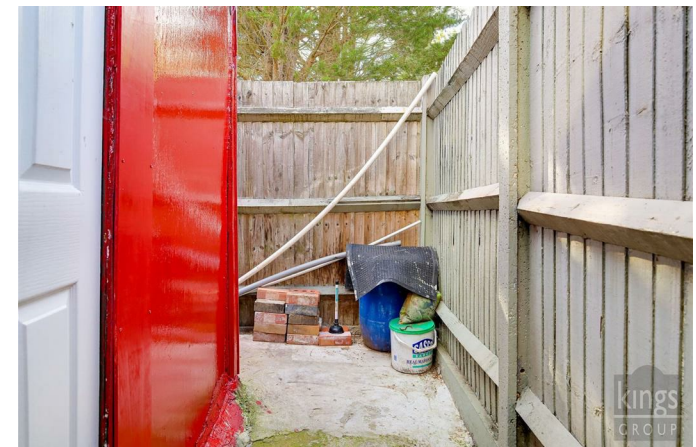
A strong yield opportunity for investors

The retail unit is currently vacant, providing a blank canvas for investors or business

Asking Price £400,000



- Freehold mixed-use property
- Previously operated as a Chinese restaurant with A1 use
- Approximate rental income of £2,500 PCM
- 0.5 miles from Oakleigh Park Station
- Excellent investment opportunity with strong yield potential
- Vacant lock-up shop with multi-use potential
- Flat above with internal access from retail unit
- 0.3 miles from New Barnet Station
- Close to local shops, cafes, and amenities
- Internal viewings highly recommended

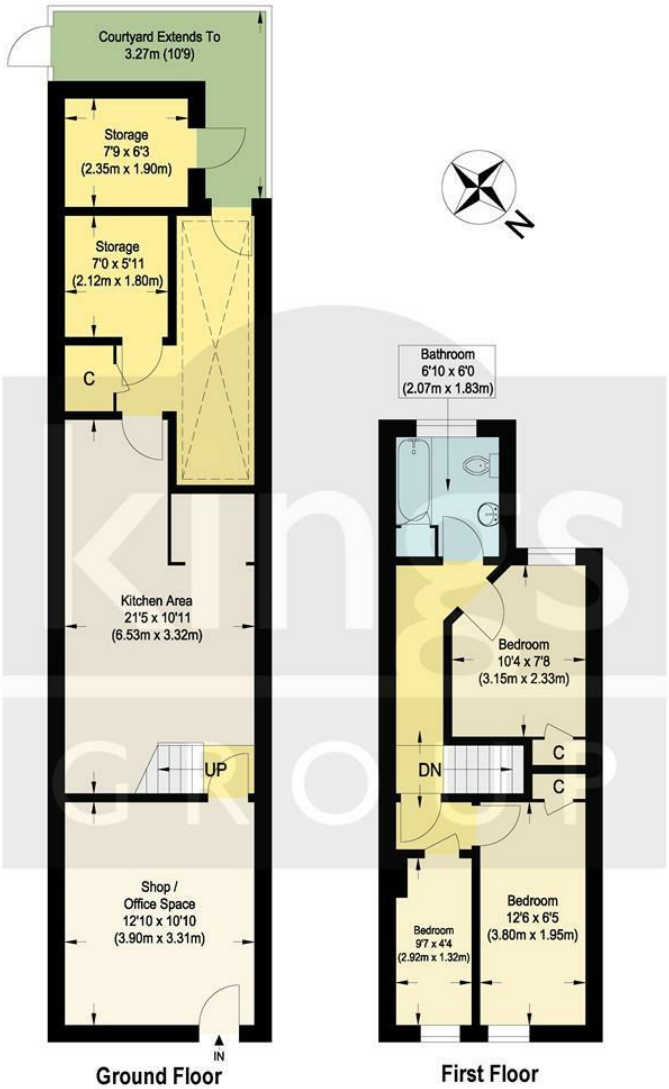
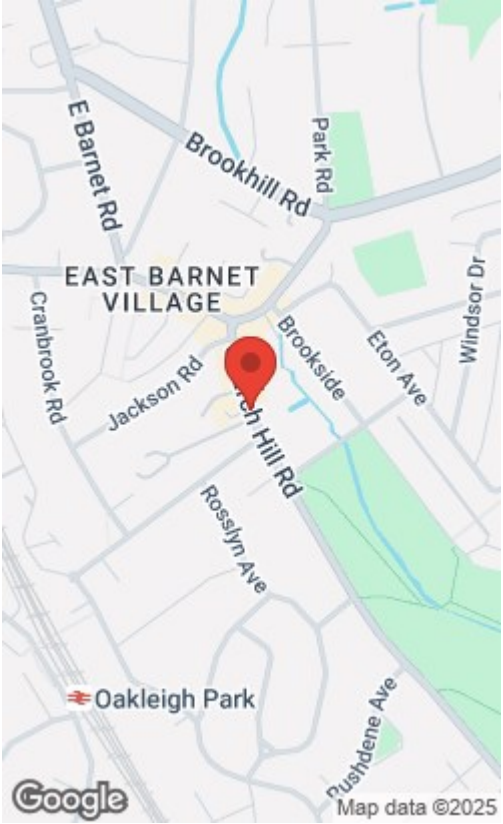








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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



Church Hill Road, EN4

Approximate Gross Internal Floor Area : 81.90 sq m / 881.56 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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