



Residential Development Site For Sale in Barnet

Planning Permission Granted for 5 Flats and an Office

7 St Albans Road,

Barnet
BARNET EN5 4NL



Online details
20649

Area
Site Area: 220 sq.m. (2,368 sq.ft.)

Price
£375,000 subject to contract

Property Description

The property has a site area of 220 square metres (2,368 square feet) and currently comprises a detached two storey Victorian building providing 107 square metres of commercial accommodation plus a large area to the side used for vehicle storage.

Planning permission (B/00012/10) has been granted for 5 one bedroom flats and a small office with cycle storage. Conditions 14 and 15 of the planing consent require contributions to be made in respect of education, libraries, health and traffic regulations - London Borough of Barnet have advised that a total of £10,316.14 will be payable in respect of these conditions, including monitoring.

The property is currently tenanted, and a legal agreement is in place for vacant possession to be delivered by 31st December 2012.

The property is not VAT elected.

Key points

- *Planning permission granted for 5 x one bedroom flats and a small office
- *Vacant possession



Our ref: 20649



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| Accommodation | Area sq.m. | Area sq.ft. | Status |
|--------------------------------|------------|-------------|----------------|
| Flat 5 2nd floor (proposed) | 49.72sq.m. | 535sq.ft. | Gross Internal |
| Flat 4 2nd floor (proposed) | 39.34sq.m. | 423sq.ft. | Gross Internal |
| Flat 3 1st floor (proposed) | 56.47sq.m. | 607sq.ft. | Gross Internal |
| Flat 2 1st floor (proposed) | 46.12sq.m. | 496sq.ft. | Gross Internal |
| Flat 1 Ground floor (proposed) | 46.12sq.m. | 496sq.ft. | Gross Internal |
| Ground floor office (proposed) | 30.11sq.m. | 324sq.ft. | Net Internal |

Property Location

The property is situated close to the centre of Barnet, on the west side of St Albans Road and on the corner with Chipping Close.

Being close to Barnet town centre, the property is in close proximity to a full range of local shopping and leisure facilities including The Spires shopping centre.

Local transport communications are excellent - numerous bus services pass through Barnet town centre and High Barnet London Underground Station (Northern Line) is situated 900m to the south.

2010 Rateable Value £9500.00

Estimated Rates Payable £3844 per annum

Service Charge p.a. N/A

Terms Freehold for sale with full vacant possession.

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Barnet

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111 or email agency1@gilmartinley.co.uk

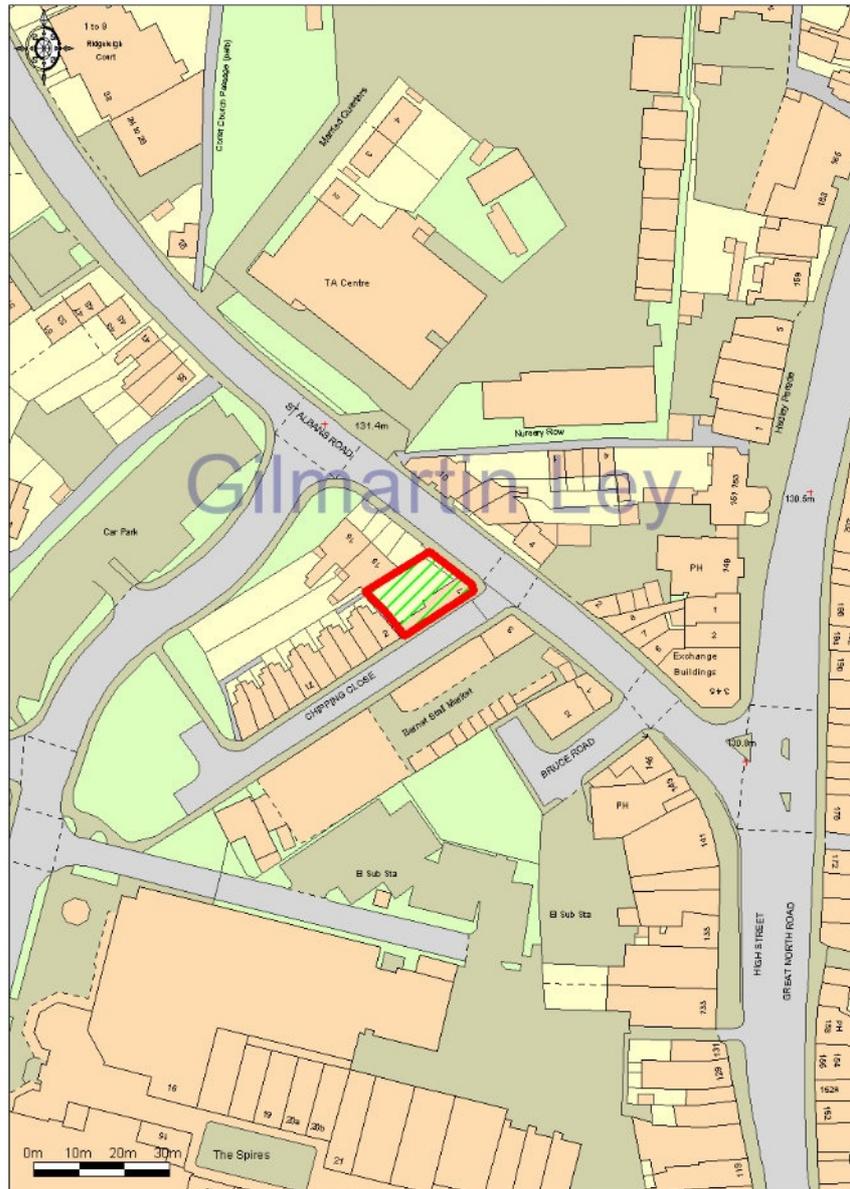
Last Updated: 21 Sep 2012

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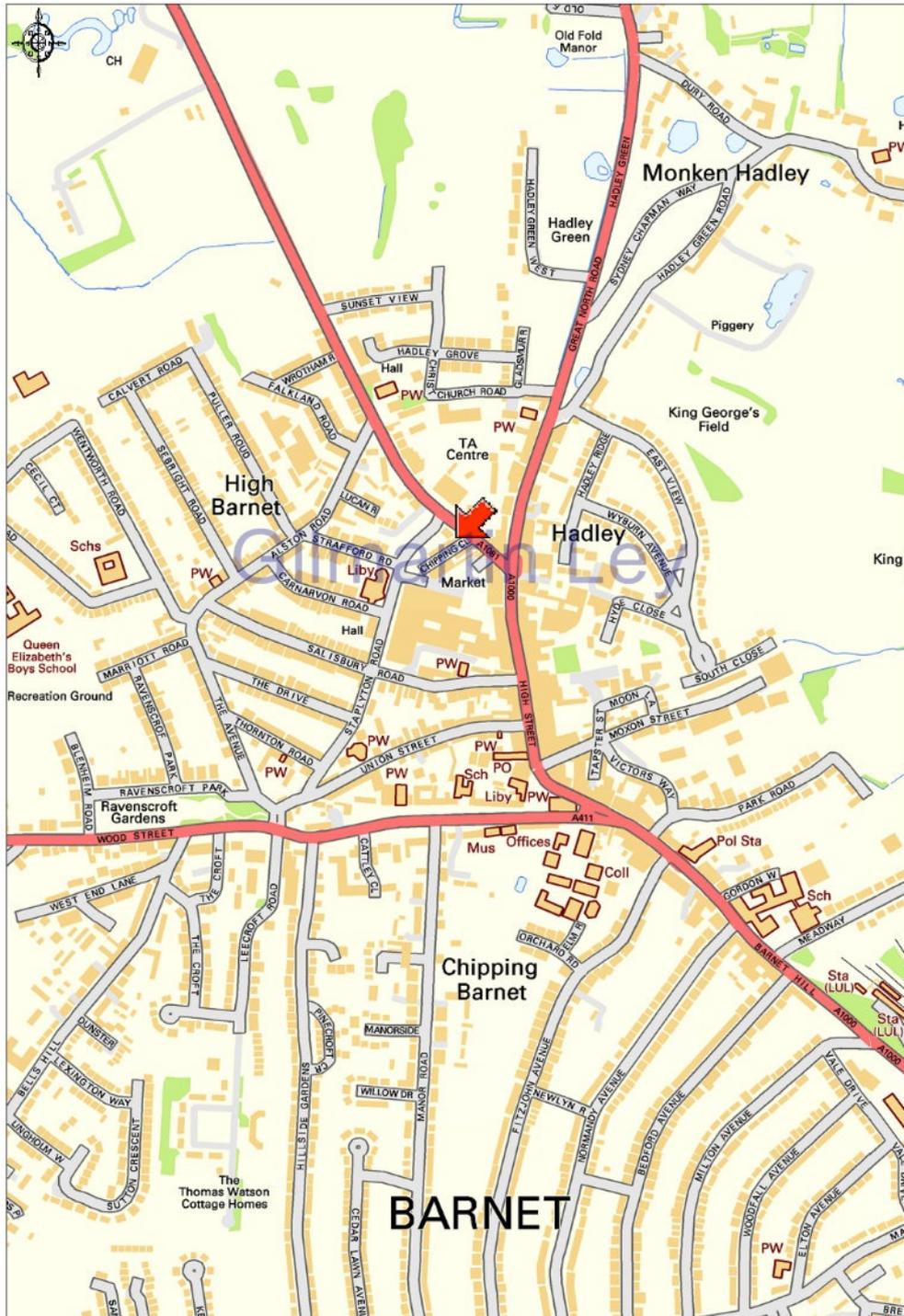
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FOR SITE IDENTIFICATION PURPOSES ONLY

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