



GILMARTIN LEY

Freehold Office Investment with Development Potential - London N20

Lease expiry: 28th September 2016

Walsingham House
1331-1337 High Road,
Whetstone,
LONDON, N20 9HR



Area

Net Internal Area: 792 sq.m. (8,519 sq.ft.)

Price

Offers in excess of £2,750,000
subject to contract



Property Description

The property comprises a three storey 1980s office building with secure rear car park accessed via a tunnel access through 1345 High Road.

The floor plates are predominantly rectangular shaped in plan and while currently partitioned into a cellular layout are capable of delivering a more open plan configuration.

The premises are fitted out to a good specification with carpeted flooring, suspended ceilings with inset luminaires and air conditioning. A single passenger lift operates over ground, first and second floor levels.

London Borough of Barnet have granted prior approval for converting the property from office use to residential, comprising:

13 x 1 bedroom flats

1 x 2 bedroom flat

A copy of the decision notice, associated plans and other relevant documents can be downloaded from our website.

- > Bids requested by 5pm 10th February 2016
- > Affluent North London Location
- > Site area: 0.22 acres
- > Freehold for sale subject to lease expiring 28th September 2016
- > Permitted development granted to convert the building to 14 flats
- > Potential to add additional built space
- > 16 car parking spaces
- > 2 minutes walk to Totteridge & Whetstone London Underground Station (Northern Line)
- > 23 minutes journey time from Totteridge & Whetstone Station (Northern Line) to Euston Station
- > Net Internal Area 791.53 square metres (8,520 square feet)
- > Rent passing: £136,000 (highly reversionary)

<http://www.gilmartinley.co.uk/properties/for-sale/development/whetstone/london/n20/24588>

Our ref: 24588

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agencyl@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Freehold Office Investment with Development Potential - London N20

Lease expiry: 28th September 2016

Accommodation	Area sq.m.	Area sq.ft.	Comments
Site area	895.23	9,636	
Proposed Ground Floor (GIA)	288	3,100	1 x 2 bedroom and 3 x 1 bedroom flats
Proposed First Floor (GIA)	305	3,282	5 x 1 bedroom flats
Proposed Second Floor (GIA)	254	2,734	5 x 1 bedroom flats

Property Location

The subject property is located on the west side of High Road in Whetstone, an affluent residential location north of Finchley. Whetstone is a highly desirable place to live and the location provides an abundance of leisure, shopping, entertainment, bars and restaurants. Occupiers in the immediate vicinity include Waitrose, Boots, Marks & Spencer and Costa Coffee. The High Road is a main commuter traffic route which extends between Tally Ho Corner to the south and High Barnet to the north.

The area is well served for transport communications with Totteridge & Whetstone London Underground Stations (Northern Line) being approximately 0.2 kilometres (0.3 miles) to the south west of the property. The High Road is a major bus route along which there are numerous services running at frequent intervals and there is easy access to main road communications including the North Circular Road (A406), M1 motorway, A1 and A41.

2010 Rateable Value £108250.00

Estimated Rates Payable £46872 per annum

Service Charge p.a. n/a

Terms Freehold for sale subject to the lease which expires on 28th September 2016

The property is not elected for VAT

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Barnet

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/24588>

Party wall award
Transfer of part 16.1.1981
Title plan NGL390120
Title plan AGL159621
Title register NGL290120
Title register AGL159621
Deed of variation 20.2.2008
CPSE 2
CPSE 1
Agreement 3.11.1983
Bid Requirements
Proposed second floor plan Rev A
Proposed ground floor plan Rev A
Proposed first floor plan Rev A
Existing and proposed floor plans
Energy performance certificate
Transport statement

<http://www.gilmartinley.co.uk/properties/for-sale/development/whetstone/london/n20/24588>

Our ref: 24588

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agencyl@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Freehold Office Investment with Development Potential - London N20

Lease expiry: 28th September 2016

Environmental report
Planning decision notice
Existing elevations and sections
Lease to Walsingham expiring 28th September 2016
Schedule of accommodation (proposed)

Last Updated:

27 Jun 2016

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated.

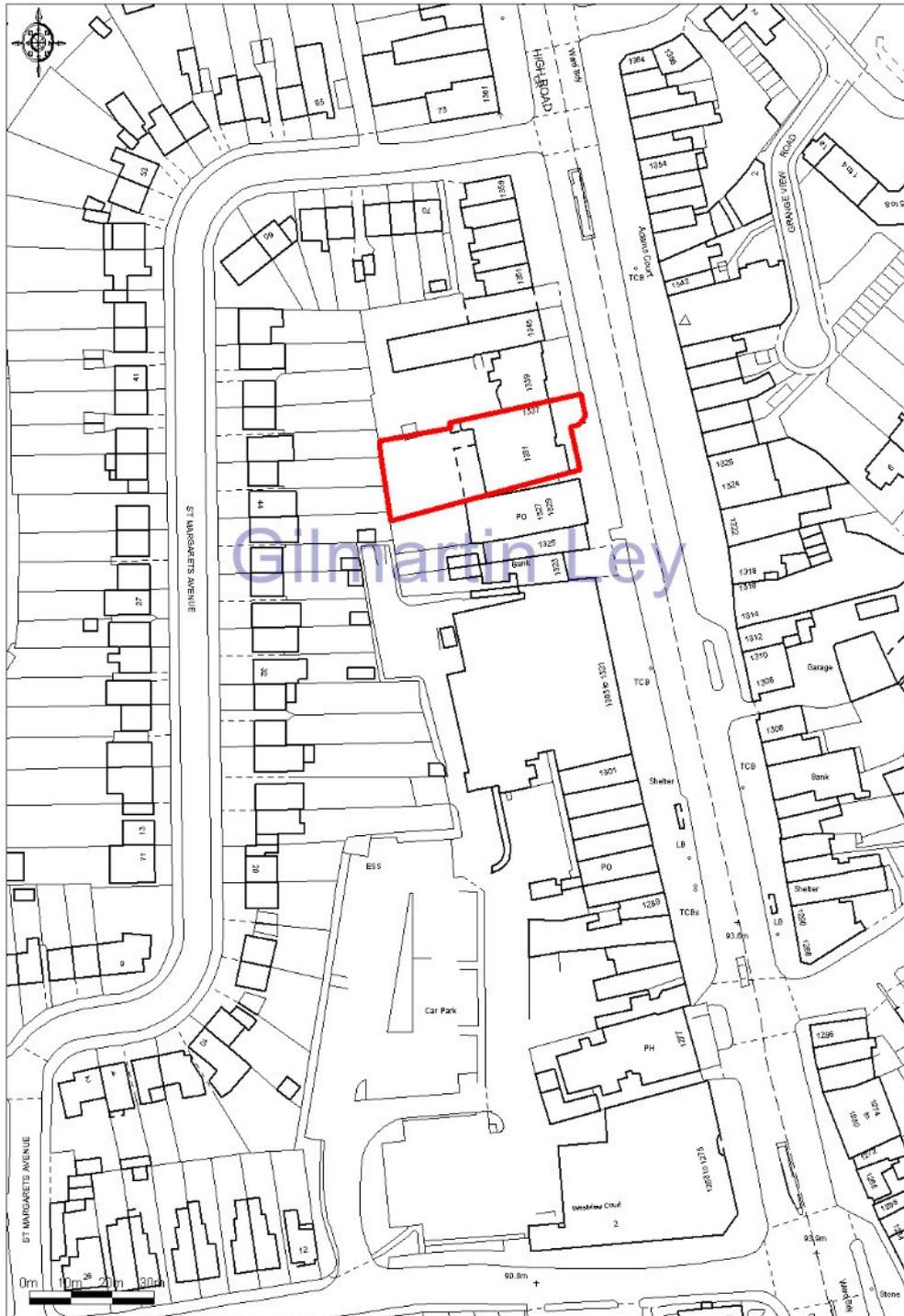


GILMARTIN LEY

Freehold Office Investment with Development Potential - London N20

Lease expiry: 28th September 2016

Walsingham House, 1331-1337 High Road, London, N20 9HR



24588

<http://www.gilmartinley.co.uk/properties/for-sale/development/whetstone/london/n20/24588>

Our ref: 24588

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agencyl@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Freehold Office Investment with Development Potential - London N20

Lease expiry: 28th September 2016

Walsingham House, 1331-1337 High Road, London, N20 9HR



24588

<http://www.gilmartinley.co.uk/properties/for-sale/development/whetstone/london/n20/24588>

Our ref: 24588

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley

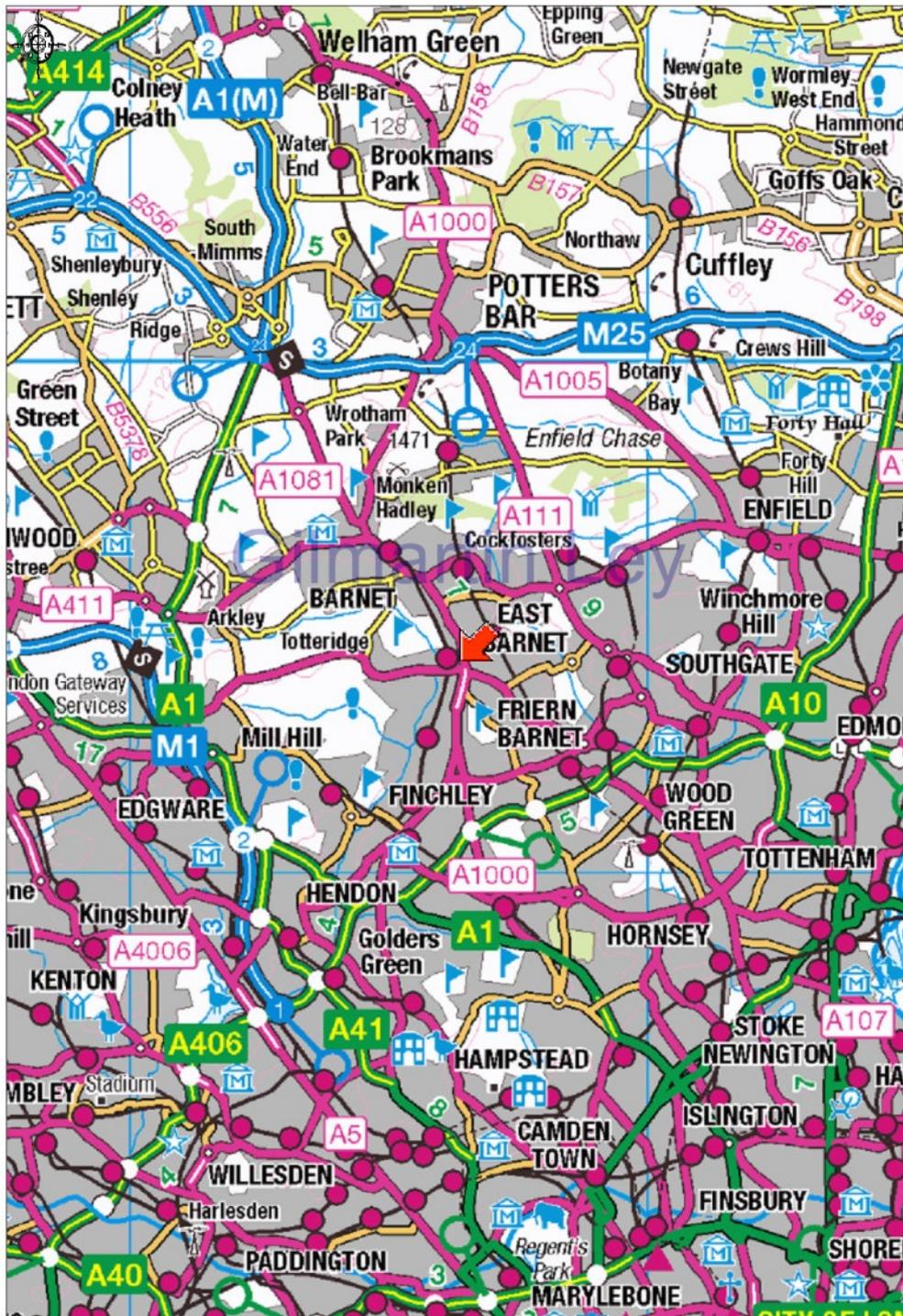


GILMARTIN LEY

Freehold Office Investment with Development Potential - London N20

Lease expiry: 28th September 2016

Walsingham House, 1331-1337 High Road, London, N20 9HR



24588

<http://www.gilmartinley.co.uk/properties/for-sale/development/whetstone/london/n20/24588>

Our ref: 24588

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agencyl@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Freehold Office Investment with Development Potential - London N20

Lease expiry: 28th September 2016



<http://www.gilmartinley.co.uk/properties/for-sale/development/whetstone/london/n20/24588>

Our ref: 24588

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agencyl@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Freehold Office Investment with Development Potential - London N20

Lease expiry: 28th September 2016





GILMARTIN LEY

Freehold Office Investment with Development Potential - London N20

Lease expiry: 28th September 2016



<http://www.gilmartinley.co.uk/properties/for-sale/development/whetstone/london/n20/24588>

Our ref: 24588

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Freehold Office Investment with Development Potential - London N20

Lease expiry: 28th September 2016



<http://www.gilmartinley.co.uk/properties/for-sale/development/whetstone/london/n20/24588>

Our ref: 24588

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley



GILMARTIN LEY

Freehold Office Investment with Development Potential - London N20

Lease expiry: 28th September 2016



<http://www.gilmartinley.co.uk/properties/for-sale/development/whetstone/london/n20/24588>

Our ref: 24588

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
Alfred Imber House, 62a Highgate High Street
Highgate, London N6 5HX
www.gilmartinley.co.uk

Tel: +44 (0)20 8882 0111
Fax: +44 (0)20 3137 9053
Email: agency1@gilmartinley.co.uk
Twitter: @gilmartinley