



# Freehold D1 Church with Development Potential For Sale - Barnet EN5

Vacant possession - of interest to owner occupiers and developers

GILMARTIN LEY

177 Leicester Road,

BARNET, EN5 5EB



#### Area

Gross Internal Area: 378 sq.m. (4,070 sq.ft.)

#### Price

Guide Price £2,000,000 subject to contract



#### Property Description

The property comprises a detached, purpose built 1980s church (D1 planning use) on a plot of 0.27 acres. The property benefits from good levels of natural daylight at both floor levels and is in good decorative order.

The principal space is at upper ground floor level which accommodates the main church area, anteroom, a number of office and meeting rooms, WC and kitchenette. As well as being accessed internally the lower ground floor has its own entrance door direct from the car park area. The lower ground level provides a variety of ancillary accommodation including male and female toilets, counselling room, large dining room, kitchen, large office, store room and boiler room.

Surrounding the building are gardens and a car park which provides parking for approximately 14 vehicles.

The property may be suitable to alternative uses including residential development, subject to obtaining the necessary planning consent.

- > Freehold D1 property with vacant possession on 0.27 acre site
- > Gross internal area: 378.18 sq.m (4,070 sq.ft)
- > Good natural daylight to both floor levels
- > Highly desirable and affluent North London location
- > Potential for a variety of alternative uses subject to planning consent
- > Located opposite a park and within a short walk of M&S Simply Food, Costa and Everyman Cinema
- > Excellent public transport links with High Barnet Underground Station (Northern Line) only 650m to the north



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## Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Lower Ground Floor	187.67	2,020	Gross Internal Area
Ground Floor	190.52	2,050	Gross Internal Area

## Property Location

The property is located opposite a park at the western end of Leicester Road, a predominantly residential, no-through, quiet road which runs parallel to Station Road, the main link road between New Barnet and High Barnet.

Situated within 200m to the south, close to the junction of Station Road and Pricklers Hill, are various local shopping and leisure facilities including Tesco Metro, M&S Simply Food, Costa Coffee, a BP petrol station, Ladbrokes, Everyman Cinema as well as a number of independent retailers and restaurants.

Occupiers including McDonalds, Greggs, Boots, Waitrose, Caffè Nero, Carluccios, Holland & Barrett, Robert Dyas, Barclays, Post Office and Santander, as well as a number of independent shops, cafes, restaurants, banks and pubs can be found on Barnet High Street and in The Spires Shopping Centre, approximately 1km to the north.

High Barnet London Underground Station (Northern Line) is located approximately 650m north and provides fast links to London (Kings Cross - 28 mins / Bank - 36 mins). New Barnet Station (National Rail) is 900m east with further links to Finsbury Park (13 mins) and Moorgate (26 mins) to the south and Stevenage and Hertford to the north.

<b>Terms</b>	Freehold for sale with vacant possession
<b>Legal Fees:</b>	Each party is to bear its own legal fees
<b>Local Authority:</b>	London Borough of Barnet
<b>Viewings:</b>	By prior appointment with Gilmartin Ley, telephone 020 8882 0111
<b>Further information at:</b>	<a href="http://www.gilmartinley.co.uk/properties/26885">http://www.gilmartinley.co.uk/properties/26885</a> Offer requirements OS plan Floor plans
<b>Last Updated:</b>	06 Dec 2018

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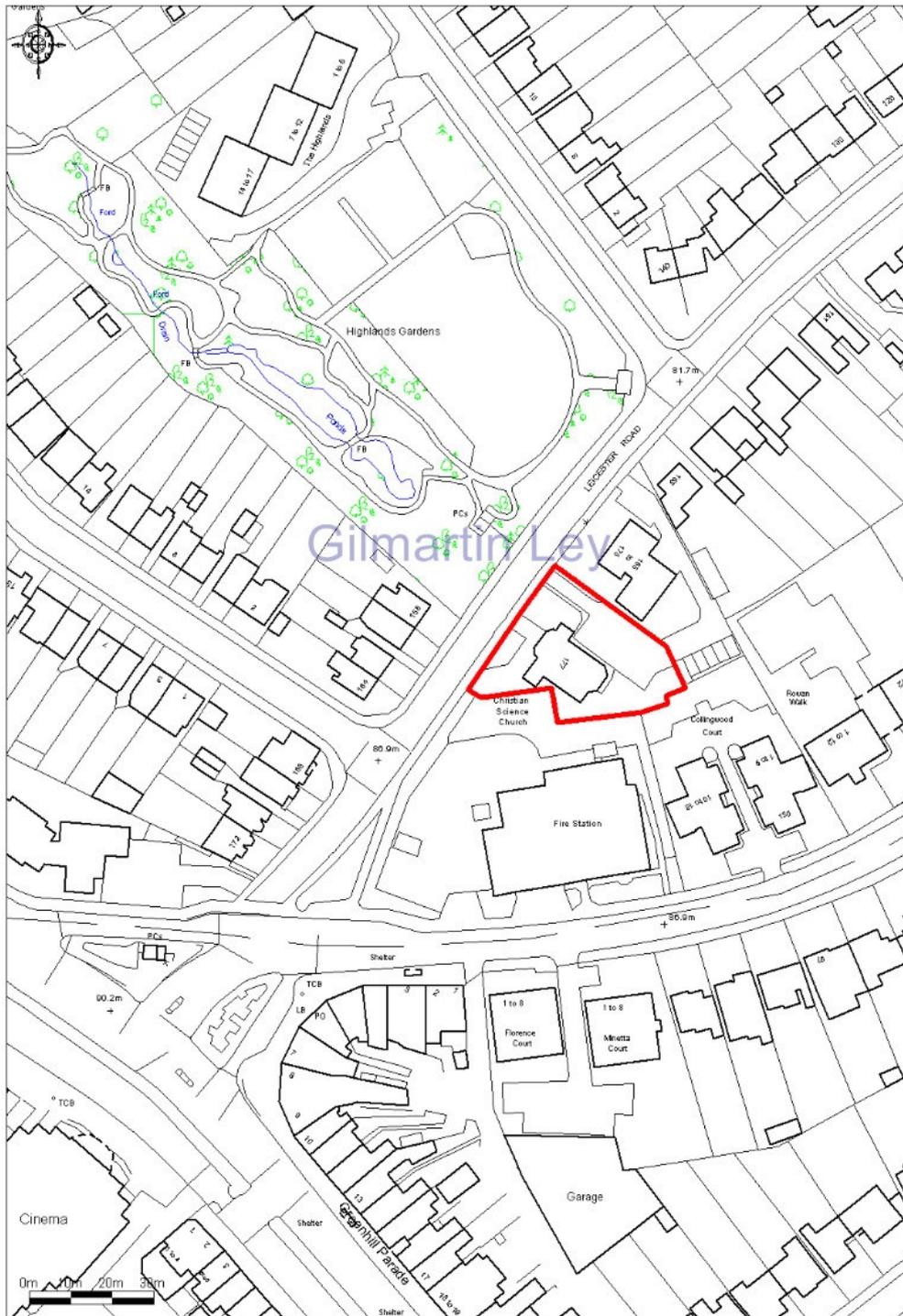


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Our ref: 26885

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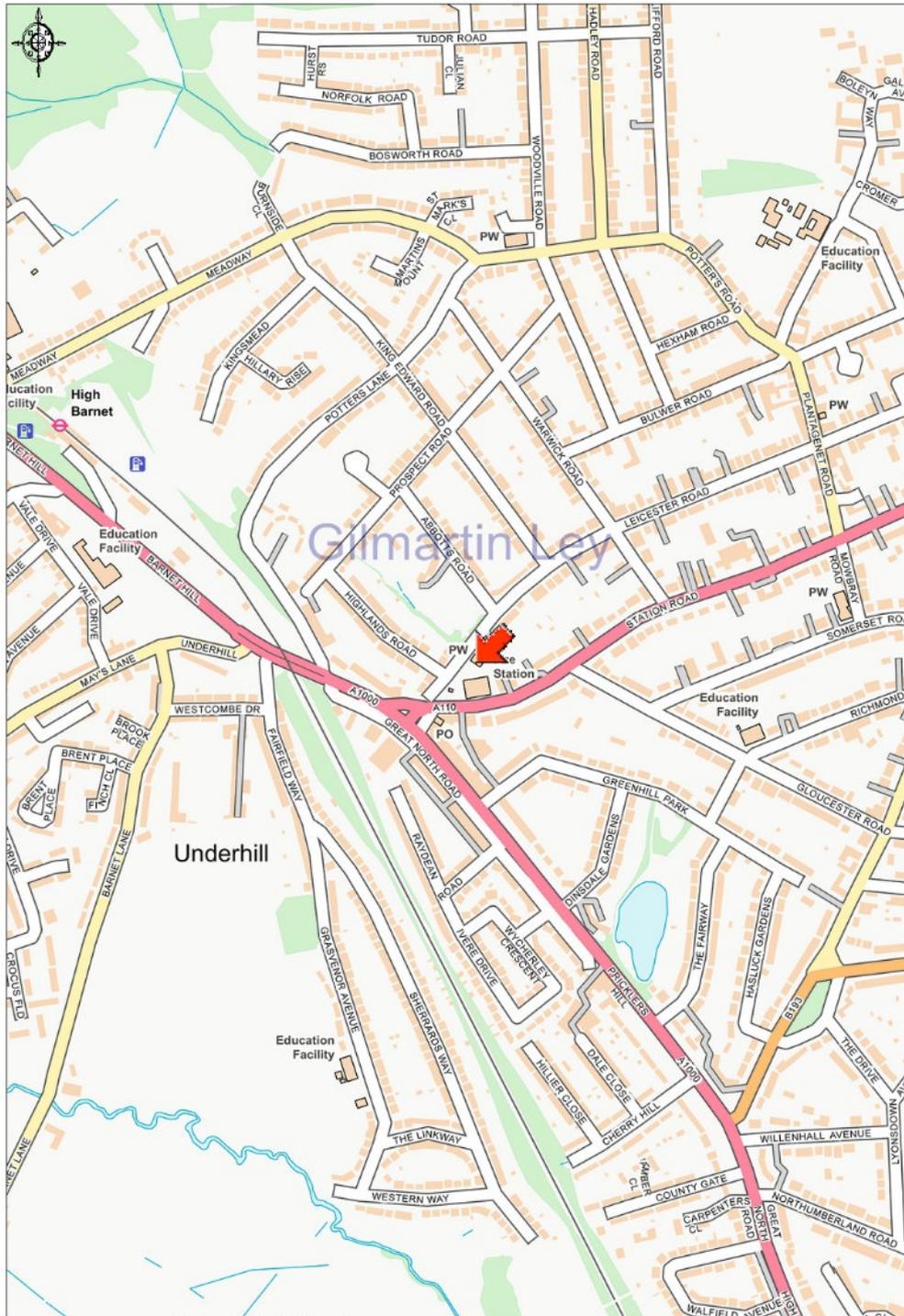


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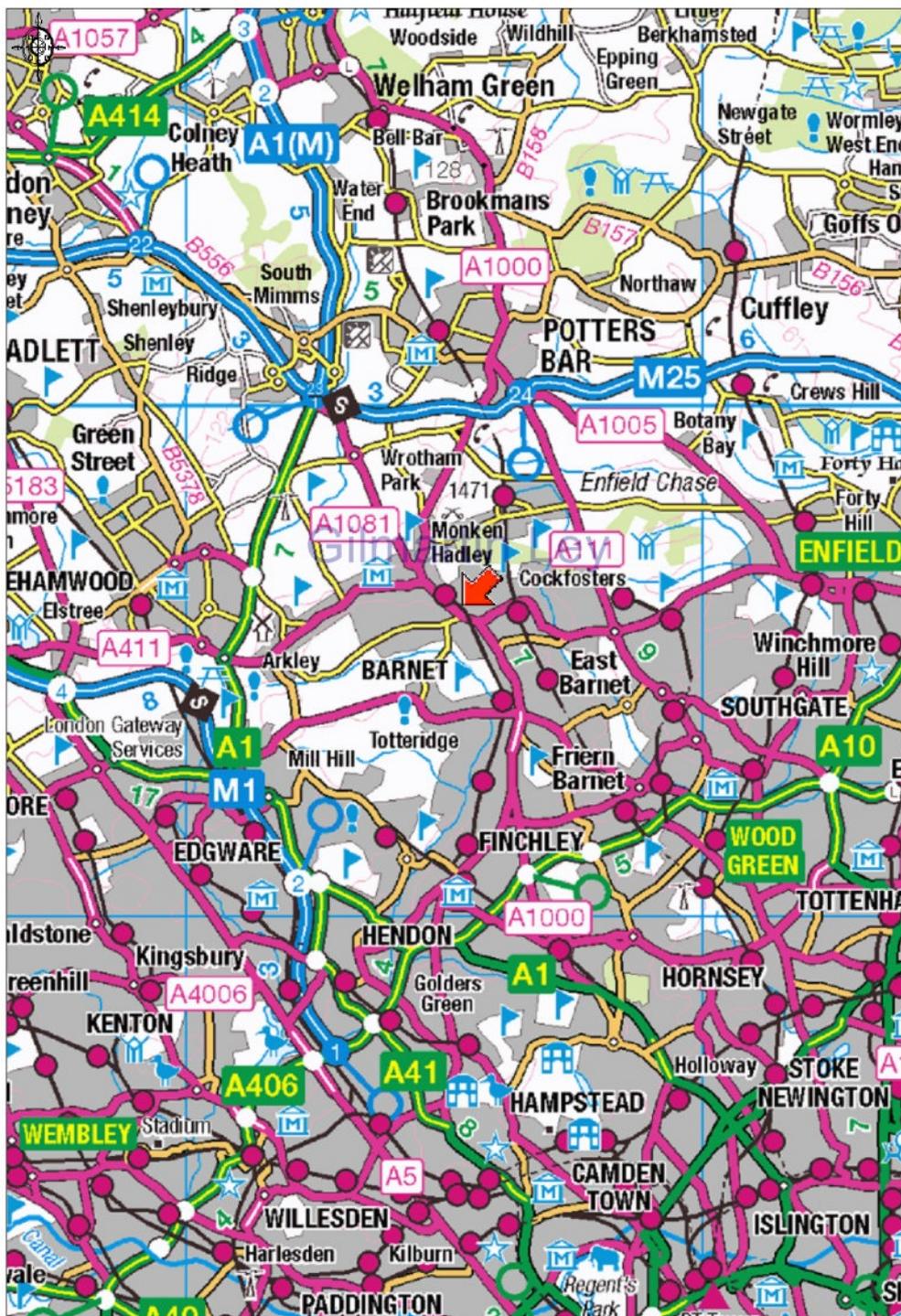


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