



GILMARTIN LEY

Vacant Freehold Commercial Building with Planning for Residential Conversion - Barnet

Further development potential STPP

6 and 6A Nesbitts Alley,

BARNET, EN5 5XG



Area

Gross Internal Area: 198 sq.m. (2,134 sq.ft.)

Price

Price on application



Property Description

The property is a two storey building comprising a former print works on the ground floor and first floor offices above. Planning permission has been obtained under permitted development to convert the ground floor to a large studio flat, and the first floor to 1 x one bedroom flat and 1 x studio flat. This building is to be sold with the benefit of vacant possession.

The property also has potential (STPP) for an additional storey to be constructed and an illustrative plan is available to download.

Copies of the relevant planning, tenancy and other information are available to download from our website.

- > Freehold commercial building with permitted development rights to convert to 3 flats
- > 2,134 sq ft to be sold with vacant possession
- > Potential to create an additional storey at 6/6a Nesbitts Alley STPP
- > Affluent North London location
- > High Barnet London Underground Station (Northern Line) 0.9 km (0.56 miles)



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Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor (6 Nesbitts Alley)	99.14	1,067	GIA, former print works with planning to convert to a large studio flat
First Floor (6a Nesbitts Alley)	99.14	1,067	GIA, offices with planning to convert to 1 x one bedroom flat and 1 x studio flat

Property Location

The property is situated in Nesbitts Alley, a quiet turning running behind the eastern side of the High Street (A1000) and in the part of Barnet which is closest to Hadley Wood. The property is situated behind the Bentley car showroom and immediately south of the Savoro restaurant.

The immediate area is populated by a mix of local retailers, businesses and restaurants including Spizzico, Melange, Ye Old Monken Holt Pub, Prezzo and Pizza Express. The Spires Shopping Centre is approximately 150 metres to the south, which includes a range of national multiple occupiers including Carluccios, H&M, Waitrose, Waterstones, Costa Coffee, The Coffee Bean, Carphone Warehouse, WH Smiths, AnyTime Fitness and Clintons Cards amongst several others.

There is exceptional access to green open spaces, with Hadley Green less than 250 metres to the north and King Georges Fields, not that much further to the east. Old Ford Manor Golf Club is 0.85 km (0.5 miles) to the north.

The property has excellent public transport communications. High Barnet London Underground Station (Northern Line) is located 0.9 km (0.56 miles) to the south east of the property and provides frequent services to King's Cross & St.Pancras International (travel time c.28 minutes). Hadley Wood Railway Station (Great Northern Line) is 2.1 km (1.31 miles) to the north east of the property and provides frequent services into Finsbury Park (travel time c.16 minutes) and Moorgate (travel time c.32 minutes). Numerous bus services run in proximity to the property along the High Street.

Terms	Freehold for sale with vacant possession
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/27940 OS plan S106 dated 26th April 2019 relating to development of land at 4, 6 and 6A Nesbitts Alley Energy performance certificate 6-6A Existing floor plans with indicative proposed plans for the development of No.6 and 6a into residential flats Existing and proposed plans relating to change of use from offices B1(a) to 5 x residential units. Ref.18/6398/PNO Prior approval notice of approval - change of use from offices B1(a) to 5 x residential units. Ref.18/6398/PNO Existing and proposed plans relating to change of use from printers B1(c) to 1 x residential unit. Ref. 18/6397/PNL Prior approval notice of approval - change of use from printers B1(c) to 1 x residential unit. Ref. 18/6397/PNL

Last Updated: 09 Mar 2020

<https://www.gilmartinley.co.uk/properties/for-sale/development/barnet/barnet/en5/27940>

Our ref: 27940

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

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OS MasterMap 1250/2500/10000 scale
Friday, November 8, 2019, ID: CM-00839966
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 524530 E, 196868 N

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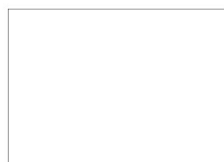
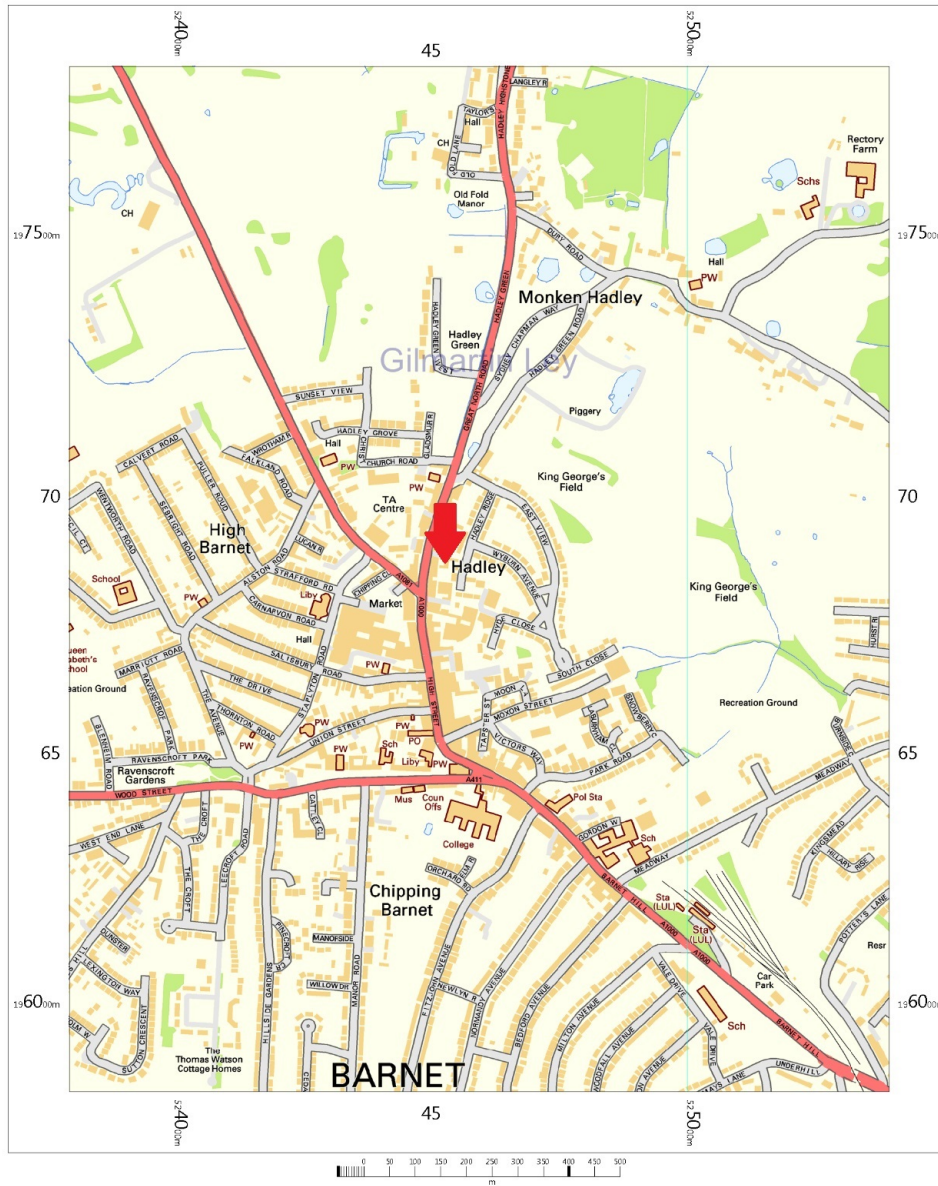


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OS Streetview
 Wednesday, May 15, 2019, ID: CM-00799863
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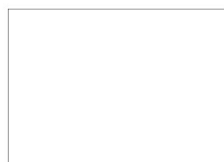
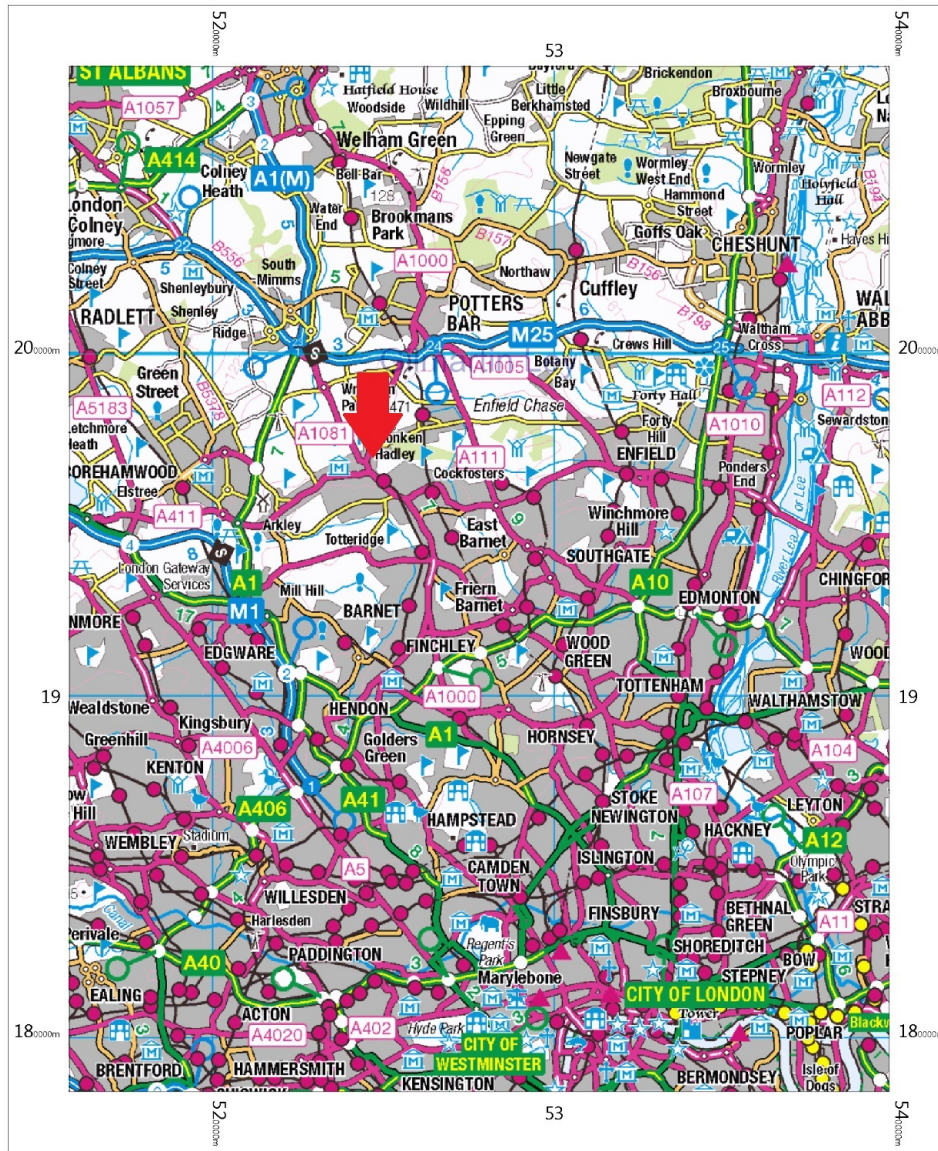


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OS 250k scale raster
Wednesday, May 15, 2019, ID: CM-00799883
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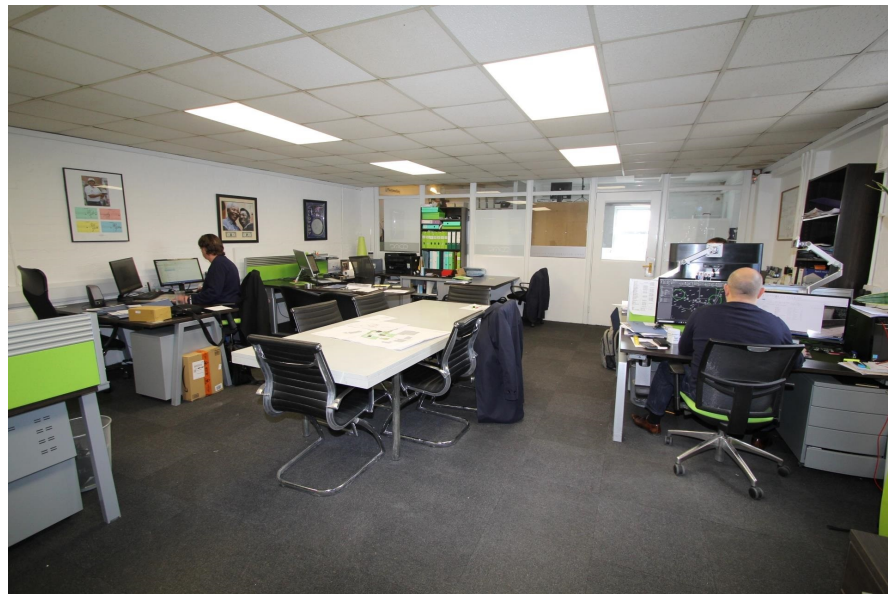




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