



GILMARTIN LEY

Freehold Mixed Use Investment with Development Potential - New Barnet EN4

Of interest of owner occupiers, investors and developers

Battle House
1 and 1a East Barnet Road,

NEW BARNET, EN4 8RR



Price

On application



Property Description

The property is principally a purpose-built office building. The building dates from the late 1980s and provides recording/rehearsal music studio accommodation at basement level, betting shop at ground floor, and offices at first to fourth floors.

Attached to the office building and included within the freehold interest is a residential mews with its own entrance and comprising 5 flats which have been sold off on long leases.

The ground floor betting shop is let at £24,000 pa until September 2022 and the basement studio at £14,950 pa until June 2029.

The office building has a 6 person, 450kg lift which serves ground to third floors. The small fourth floor office is accessed via a staircase from the third floor landing.

The property includes a rear car park with approximately 16 spaces of which 3 are in the undercroft area. One car space has been sold off with the flats, no. 14, which is demised with the lease of flat 5.

Copies of the leases are available to download from our website.

Key considerations:

- > Rarely available imposing freehold building in affluent and sought after North London location
- > In the same ownership for 35 years
- > Vacant possession of the first - fourth floor offices
- > Development potential STPP
- > Site Area: 0.14 acres
- > Gross Internal Area: 750 sq.m (8,073 sq.ft)
- > Net Internal Area: 609.8 sq.m (6,564 sq.ft)
- > 150m to New Barnet Station (Greater Northern Rail) - 30 minutes travel to London Moorgate

<https://www.gilmartinley.co.uk/properties/for-sale/investment/new-barnet/new-barnet/en4/30075>

Our ref: 30075

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

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Accommodation

Net Internal Area: 610 sq.m. (6,563 sq.ft.)

Unit	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
Fourth Floor Office	0	Vacant	15.60	167	Small centrally heated office with access to flat roof.
Third Floor Office	0	Vacant	125.20	1,347	Predominantly open plan offices with central heating and kitchen.
Second Floor Office	0	Vacant	126.90	1,365	Open plan and partitioned offices with central heating, suspended ceilings, kitchen & staff breakout area.
First Floor Office	0	Vacant	123.20	1,326	Partitioned offices with central heating, suspended ceilings, wall & ceiling mounted comfort cooling units and kitchen.
Ground Floor Betting Shop	24,000	Let to Done Brothers (Cash Betting) Ltd on effective FRI terms for 5 years from 29th September 2017 (c.1.5 months remaining).	104.50	1,124	Betting shop
Basement Office	14,950	Let to Blackbook Music Ltd on effective FRI terms for 10 years from 24th June 2019 (c.6.85 years remaining).	114.40	1,231	Fitted out as a recording/rehearsal music studio.
Battle House Mews	200	The leases for Flats 3-4 are for 99 years from 25th March 1987 (therefore 64 years remaining). The total ground rent produced by these flats is £200 pa, which increases to £400 pa in 2037 and £800 in 2062. The leases for Flats 1, 2 and 5 have 154 years unexpired and produce a peppercorn ground rent.			Residential block (Battle House Mews) comprising 5 flats.
Total	39,150				

Property Location

The subject property is located in New Barnet on the northern side of East Barnet Road just to the west of the railway bridge and on the corner of Lytton Road.

The area provides a good range of bars, restaurants, leisure, shopping and entertainment facilities. Local occupiers in the immediate vicinity include, PureGym, Sainsburys / Argos, The Post Office, Shell Garage and a number of cafes, pubs & independent retailers.

Public Transport communications are excellent with New Barnet Railway Station only 150m to the South of the property, which provides direct and regular services to London Moorgate (c.28 minutes journey time), Finsbury Park (c.12

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minutes journey time) and Welwyn Garden City (c.20 minutes journey time). Additionally, numerous bus services run along A110 (Station Road / East Barnet Road).

Terms	Freehold for sale subject to the existing tenancies. The property is not registered for VAT and VAT is not therefore payable on the purchase price.
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:	https://www.gilmartinley.co.uk/properties/30075 Official Copy (Title Plan) - NGL512459 (1) Official Copy (Title Plan) - NGL608110 Official Copy (Title Plan) - NGL608292 Official Copy (Title Plan) - NGL608294 Official Copy (Register) (FH) - NGL512459 (2) Official Copy (Title Plan) - AGL152233 Official Copy (Title Plan) - AGL170648 Official Copy (Title Plan) - AGL180697 Official Copy (Title Plan) - AGL312184 Official Copy (Title Plan) - AGL494942 Official Copy (Register) - AGL180697 Official Copy (Register) - AGL312184 Official Copy (Register) - AGL494942 Official Copy (Register) - NGL608110 Official Copy (Register) - NGL608292 Official Copy (Register) - NGL608294 Official Copy (Register) - AGL152233 Official Copy (Register) - AGL170648 Lease - Flat 2 Battle House Mews Ground Floor Betfred Counterpart Lease 29-11-2018 Lease Basement floor LL Part 10-08-2022 Official Copy (Lease) 06.12.2007 - AGL180697 Official Copy (Lease) 09.02.2006 - AGL152233 Official Copy (Lease) 21.12.1987 - NGL608110 Official Copy (Lease) 22.11.2019 - AGL494942 surrendered on 10-08-2022 Official Copy (Lease) 22.12.1987 - NGL608294 Part Basement Counterpart Rent Deposit Deed Part Basement Statutory Declaration Counterpart Deed of Surrender 10-08-2022 Basement floor Counterpart Lease basement floor 10-08-2022 Deed of Surrender 10-08-2022 Basement floor LL Part Blackbook Music Ltd rent 01.01.20 to 31.05.22 Buildings Insurance 2021 Draft Transfer Deed v1_06-07.20.22 Electrical Certificate 2nd Floor Email from Sadlers 7-7-22 & Specimen Lift Maintenance contract EPC's Battle House - B G 1 2 3 4 Fire risk assessment Battle House July 2021

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Lift Service Contract
WIFI Regulations
Asbestos Report Battle House
Battle House and Mews Buildings Insurance 2022
Battle House Mews SC accounts 19 to 22
Battle House SC accounts 18 to 21
Betfred rent 01.04.20 to 31.05.22
Pending Land Registry Application
Barnet (London Borough Of) Official Local Authority Search Commercial (CON29R)
ChancelCheck Search
Drainage & Water Search - CON29DW
Groundsure Screening (0 - 15 ha)
Comp CPSE 2 (version 3.4) - Ground Floor Battle House 1 East Barnet Road
Comp CPSE 2 (version 3.4) - Second Floor Battle House 1 East Barnet Road
Comp CPSE.6 (version 1.2) - 1 Battle House Mews 1 East Barnet
Comp CPSE.6 (version 1.2) - 2 Battle House Mews 1 East Barnet
Comp CPSE.6 (version 1.2) - 3 Battle House Mews 1 East Barnet
Comp CPSE.6 (version 1.2) - 4 Battle House Mews 1 East Barnet
Comp CPSE.6 (version 1.2) - 5 Battle House Mews 1 East Barnet
CPSE.1 (version 3.8) with replies
Comp CPSE 2 (version 3.4) - Basement Floor Battle House 1 East Barnet Road
Comp CPSE 2 (version 3.4) - First Floor Battle House 1 East Barnet Road
Lease - Flat 5 Battle House Mews
Offer Requirements Document
Floor Plans
Business Rates Info
Lease - Flat 4 Battle House Mews
Lease - Flat 3 Battle House Mews
Lease - Flat 1 Battle House Mews
Original Lease - Flat 1 Battle House Mews
Ground Floor Battle House Lease to Done Brothers (Cash Betting) Limited
Title Register

Last Updated:

19 Dec 2022

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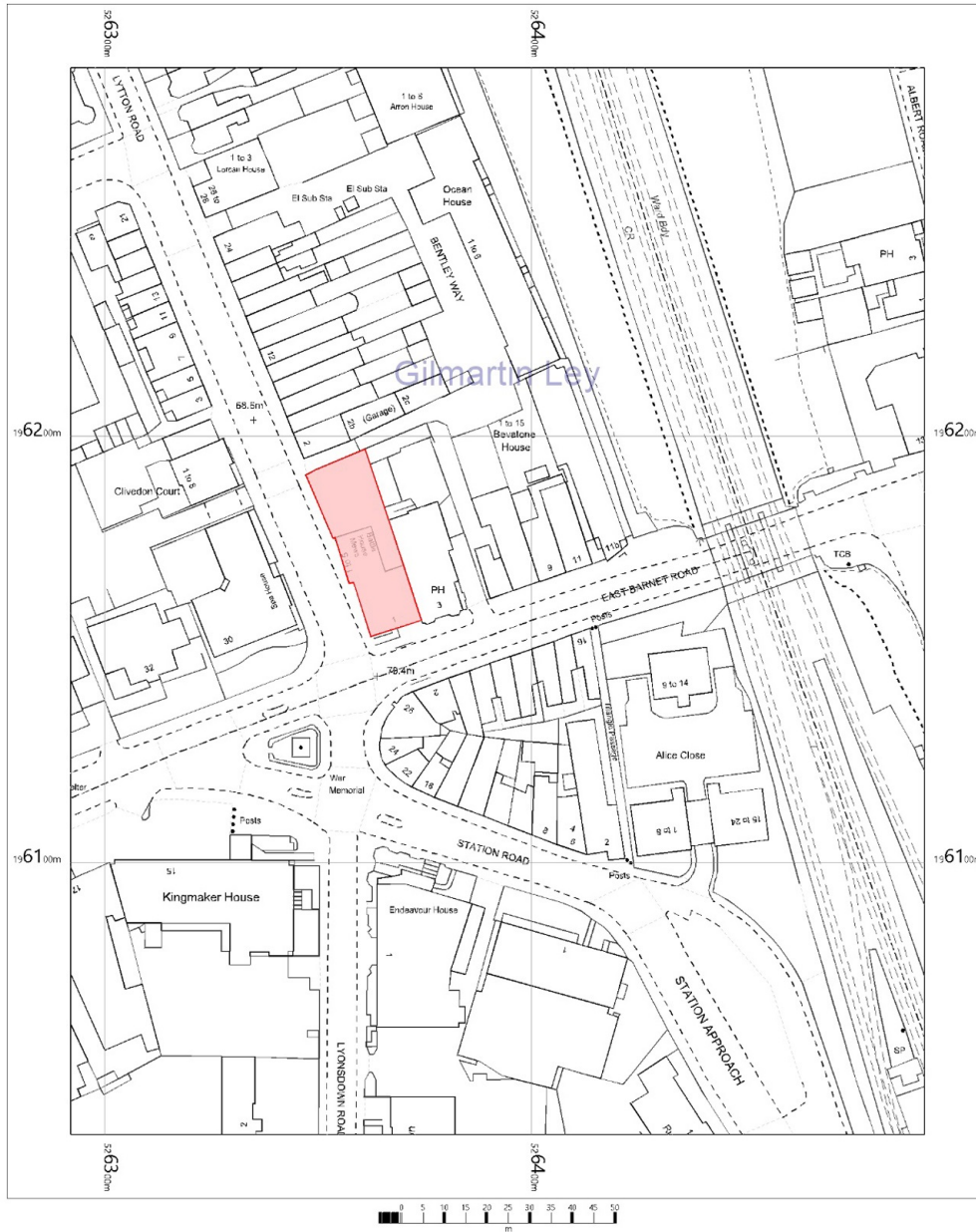


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1:1250 scale print at A4, Centre: 526392 E, 196161 N
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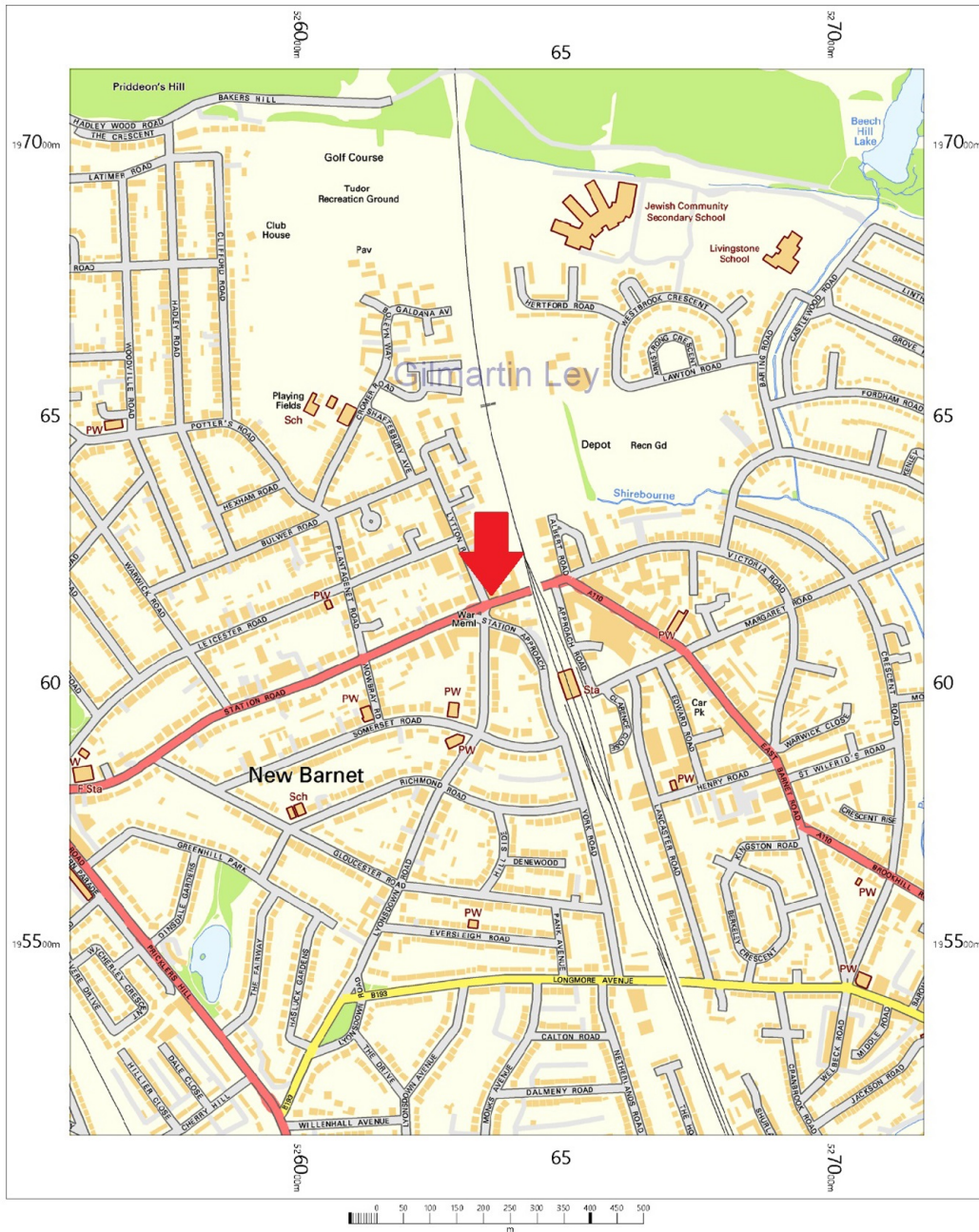


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OS Streetview
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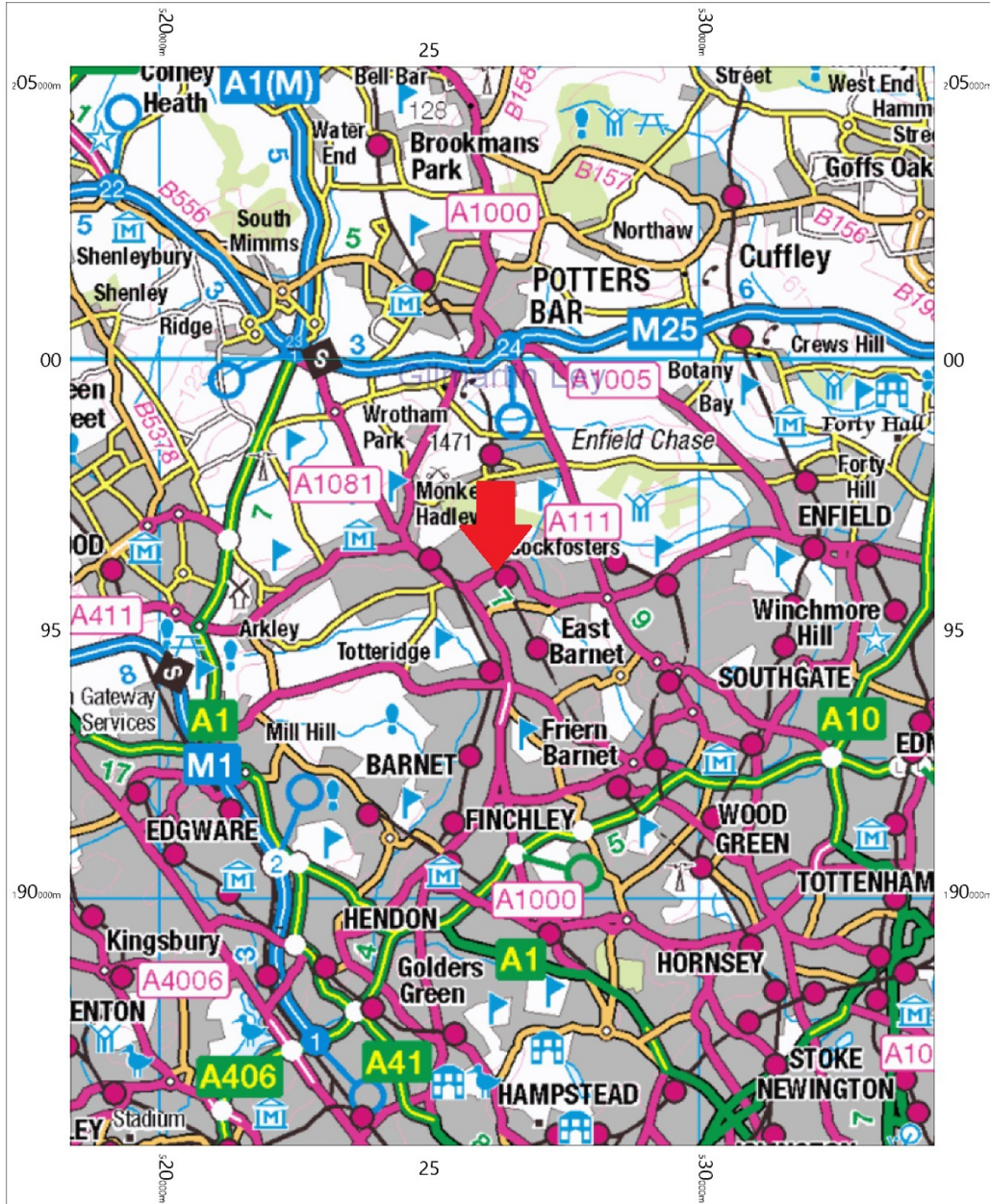


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