



GILMARTIN LEY

Care Home Building To Let - North Finchley London N12

**Clovelly House 85 - 89
Torrington Park,
North Finchley,
LONDON, N12 9PN**



Area

Gross Internal Area: 1,011 sq.m. (10,877 sq.ft.)

Rent

Guide rent £150,000 per annum (approx. £12,500 monthly) subject to contract

Property Description

The property comprises three interconnecting semi-detached houses set within a substantial 0.48 acre plot. It has been used as a private residential care home for many years.

The building is arranged over ground, first and second floor levels with lift access, and has a Gross Internal Area of 10,719 sq ft. There are a total of 30 bedrooms and 6 reception rooms within the building's current configuration.

Internally, the ground floor accommodation is configured to provide multiple reception rooms, bedrooms, an office and large kitchen. The first and second floors predominantly provide bedroom accommodation, with an additional office / staff room on the second floor. Floor plans are available to download.

Externally, approximately two thirds of the area to front of the building is paved driveway, providing parking for approximately 8-10 vehicles with the remainder being a mature planted garden. At the rear of the property is a patio area which leads to the expansive gardens of approximately 49 m (161 ft) in depth. The gardens have a number of well established plants & trees and several sheds / outbuildings (the areas of which are not within the stated GIA).

The property could be suitable for a number of alternative uses including for example a private hospital, school or clinic STPP.

Key considerations:

- > Highly desirable and affluent North London location
- > Gross Internal Area: 10,719 sq ft
- > Site area: 0.48 acres
- > New full repairing and insuring lease available
- > Substantial established rear gardens (approx. 49 m / 161 ft in depth)
- > Rarely available care home property with vacant possession
- > Suitable for a variety of uses (STPP)
- > Only 600m to the numerous shops and amenities on the High Road
- > 1.2km to Woodside Park London Underground Station (Northern Line)



<https://www.gilmartinley.co.uk/properties/to-rent/carehome-c2/north-finchley/london/n12/30405>

Our ref: 30405

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

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Accommodation

Gross Internal Area: 1,011 sq.m. (10,877 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Second	246.70	2,655	8 bedrooms plus an office
First	353.70	3,807	15 bedrooms
Ground	410.20	4,415	7 bedrooms, office, kitchen and 6 reception rooms
Parking in front of nos. 87-89			Room for 8-10 cars
Rear gardens			Measuring 49.0 m (161 ft) deep x 24.7 m (81 ft) wide

Property Location

The property is located on the south side of Torrington Park, a predominantly residential road connecting A1000 High Road to the west, and Friern Barnet Road to the east.

Torrington Park and the immediate vicinity is a highly desirable and affluent residential area benefitting from easy access to the High Road (A1000) and the vibrant shopping, leisure and other amenities it affords. Occupiers on the High street include Boots, Starbucks, Superdrug, Barclays Bank, The Post Office, Waterstones, River Island and a number of other national & independent retailers, cafes, offices and restaurants.

The property has good public transport connections. The 383 bus route (North Finchley to High Barnet) has stops located within 50m of the property in both directions of travel, which provides frequent connections, with an approximately 4 minute bus ride directly to Woodside Park Underground Station (Northern Line) 1.2km to the west. New Southgate Station (Thameslink and Great Northern) is 1.7km to the east.

Service Charge p.a.	N/A
Premium	N/A
Terms	A new full repairing and insuring lease is available on terms to be agreed
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/30405 EPC Grade B Floor plans Site Plan
Last Updated:	23 May 2023

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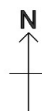
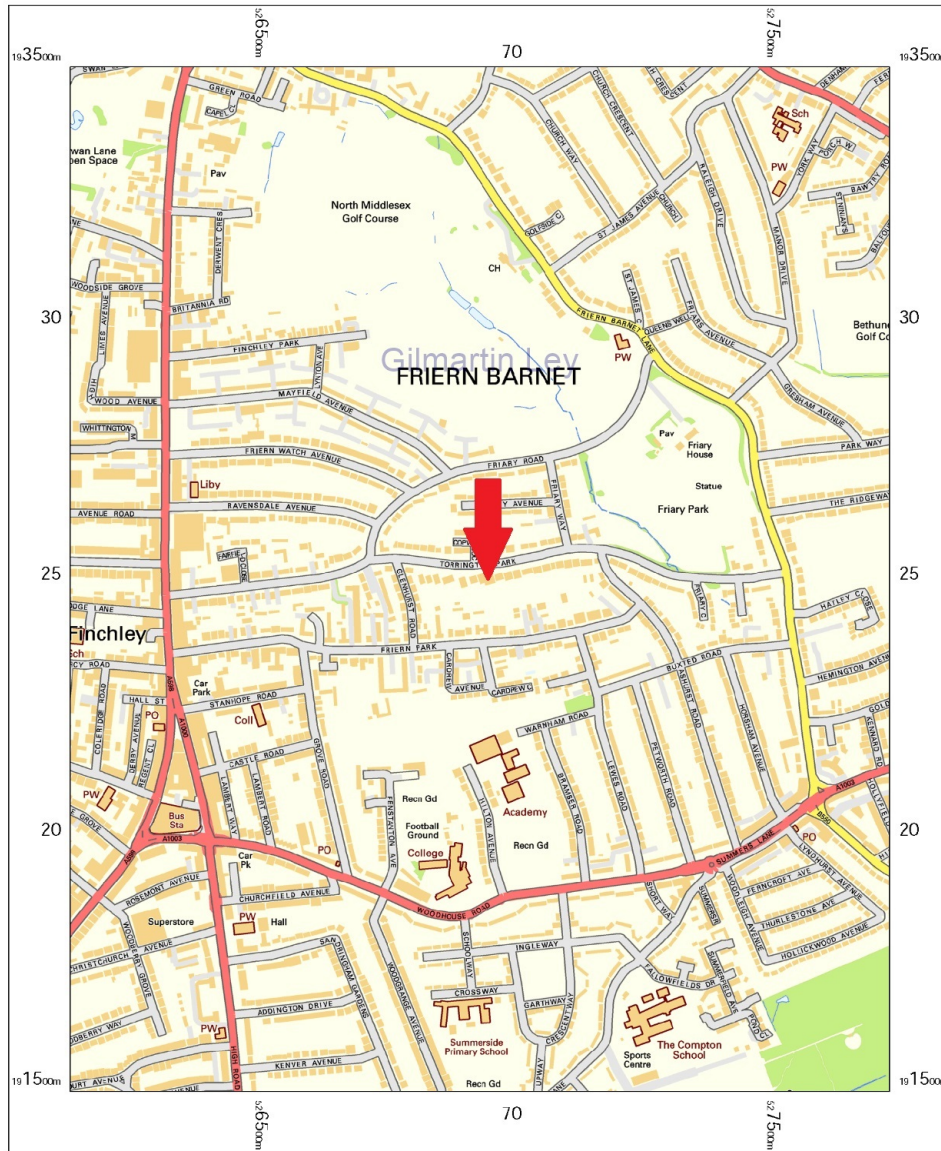




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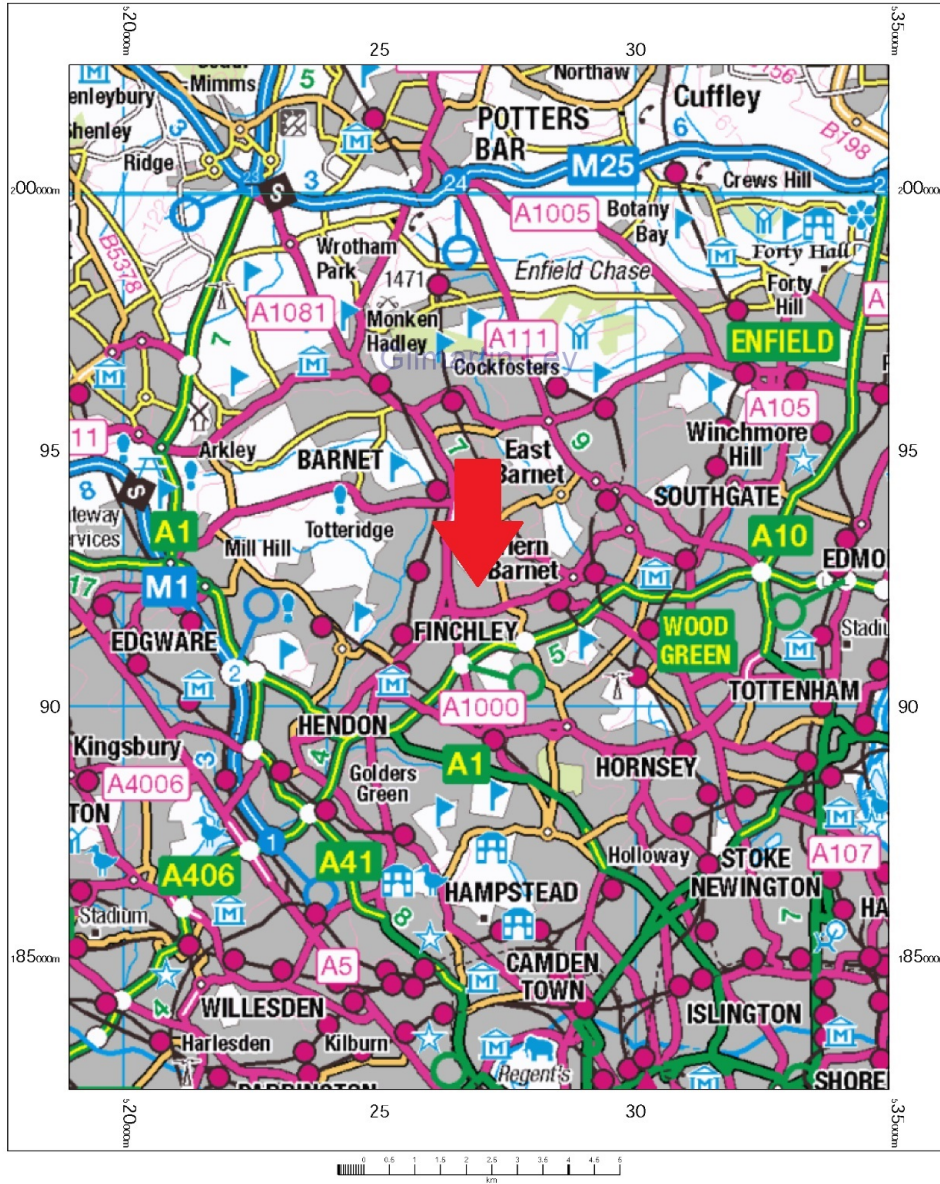




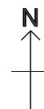
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