



GILMARTIN LEY

Vacant Freehold Commercial Building For Sale - New Barnet EN4

Of interest to owner occupiers, developers and investors

**122-128 Lancaster Road,
New Barnet,
HERTS, EN4 8AL**



Price

Guide Price £825,000 subject to contract



Property Description

The property comprises a brick built, two storey detached building on a site of approximately 0.15 acres.

The building was last used as a gym and is configured as two predominantly open plan studios at ground and first floors.

The ground floor rear extension provides office accommodation and ancillary storage space. There are kitchen and WC facilities at both ground and first floor levels.

Externally, the front and rear surfaced yards currently provide parking for approximately 12 vehicles.

The building is suitable for a variety of alternative uses, including residential development STPP.

Information on the planning history is available to download from our website.

Key considerations:

- > Rarely available versatile freehold building with vacant possession
- > Suitable for a wide variety of commercial uses and residential development STPP
- > Highly desirable and affluent North London location
- > Gross internal area: 269 sq.m. (2,900 sq.ft.)
- > Site area: 0.15 acres
- > Low site coverage of approximately 25%
- > Excellent communications via road and rail
- > New Barnet Station: 550m
- > Oakleigh Park Station: 750m
- > Cockfosters London Underground Station: 1.62km

<https://www.gilmartinley.co.uk/properties/for-sale/development/new-barnet/herts/en4/30525>

Our ref: 30525

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

Gross Internal Area: 269 sq.m. (2,900 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Ground floor	156.40	1,683	Generous floor to ceiling height of 3m (2.4m within the extension)
First floor	113.09	1,217	Generous floor to ceiling height of 2.75m

Property Location

The subject property is located in New Barnet on the west side of Lancaster Road, a mixed commercial and residential street running parallel to the railway line and which connects Longmore Avenue in the south with Margret Road to the north.

The property is conveniently located for access to the facilities in both East Barnet Village and New Barnet, which are c.500m to the east and north respectively. The area provides a good range of bars, restaurants, leisure, shopping and entertainment facilities. Local occupiers include Sainsburys, Aldi, Tesco Express, Screwfix, Costa Coffee, Charge Up Gym, The Post Office and a number of cafes, pubs & independent retailers. There is easy access to green open spaces, with Oak Hill Park only 750m distant and Trent Park only 1.62km.

Public Transport communications are excellent with New Barnet Railway Station only 550m to the north of the property, which provides direct and regular services to London Moorgate (c.28 minutes journey time), Finsbury Park (c.12 minutes journey time) and Welwyn Garden City (c.20 minutes journey time). Oakleigh Park Railway Station which is on the same line is located 750m to the south. Cockfosters London Underground Station (Piccadilly Line) is 1.62km to the east. Additionally, numerous bus services run along Longmore Avenue with connections to High Barnet, Finchley and Brent Cross.

2023 Rateable Value £25000.00

Estimated Rates Payable £12000 per annum

Terms Freehold for sale with vacant possession. 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: <https://www.gilmartinley.co.uk/properties/30525>
Revised Offer Requirements
Planning Permission August 2011
Planning Decision Notice December 2006
Floor Plan

Last Updated: 14 Feb 2023

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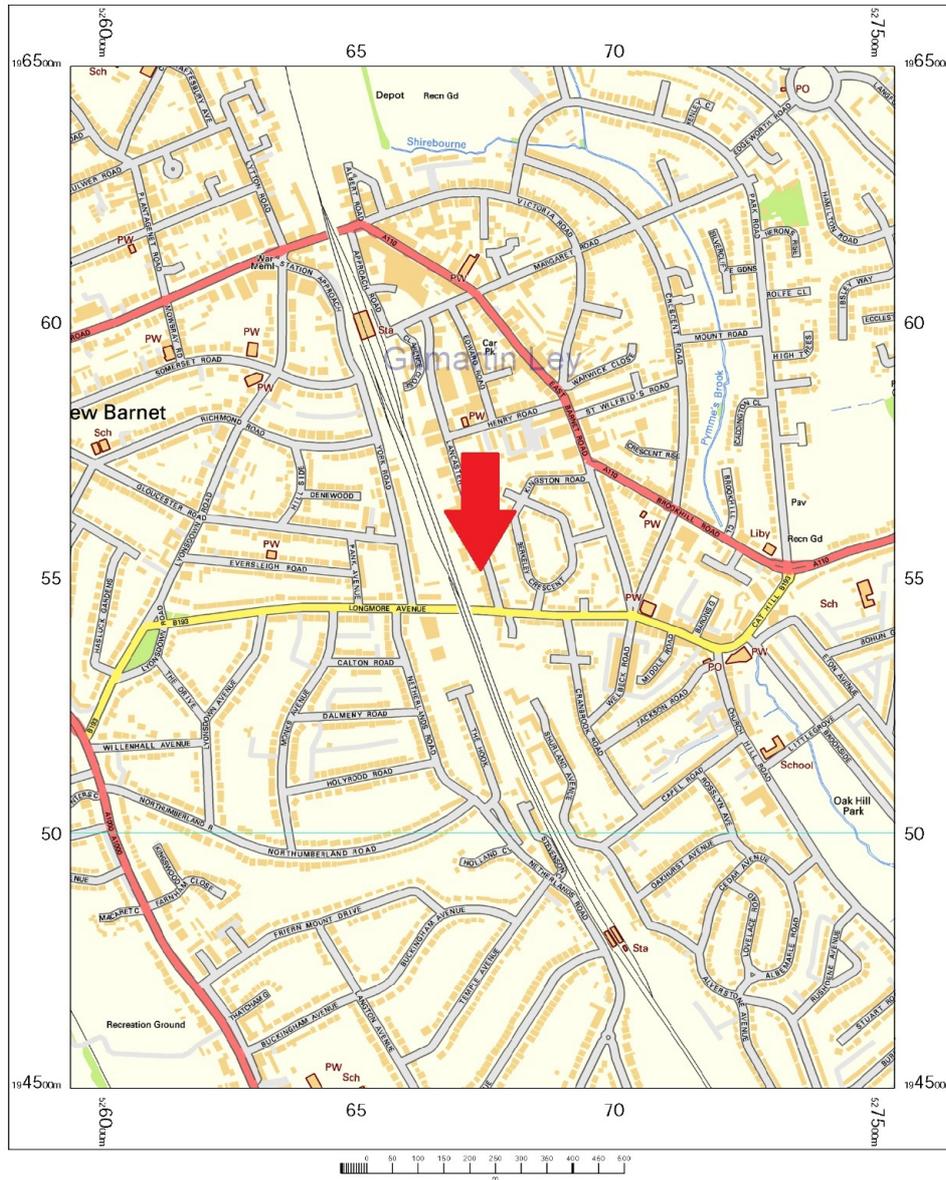


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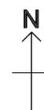
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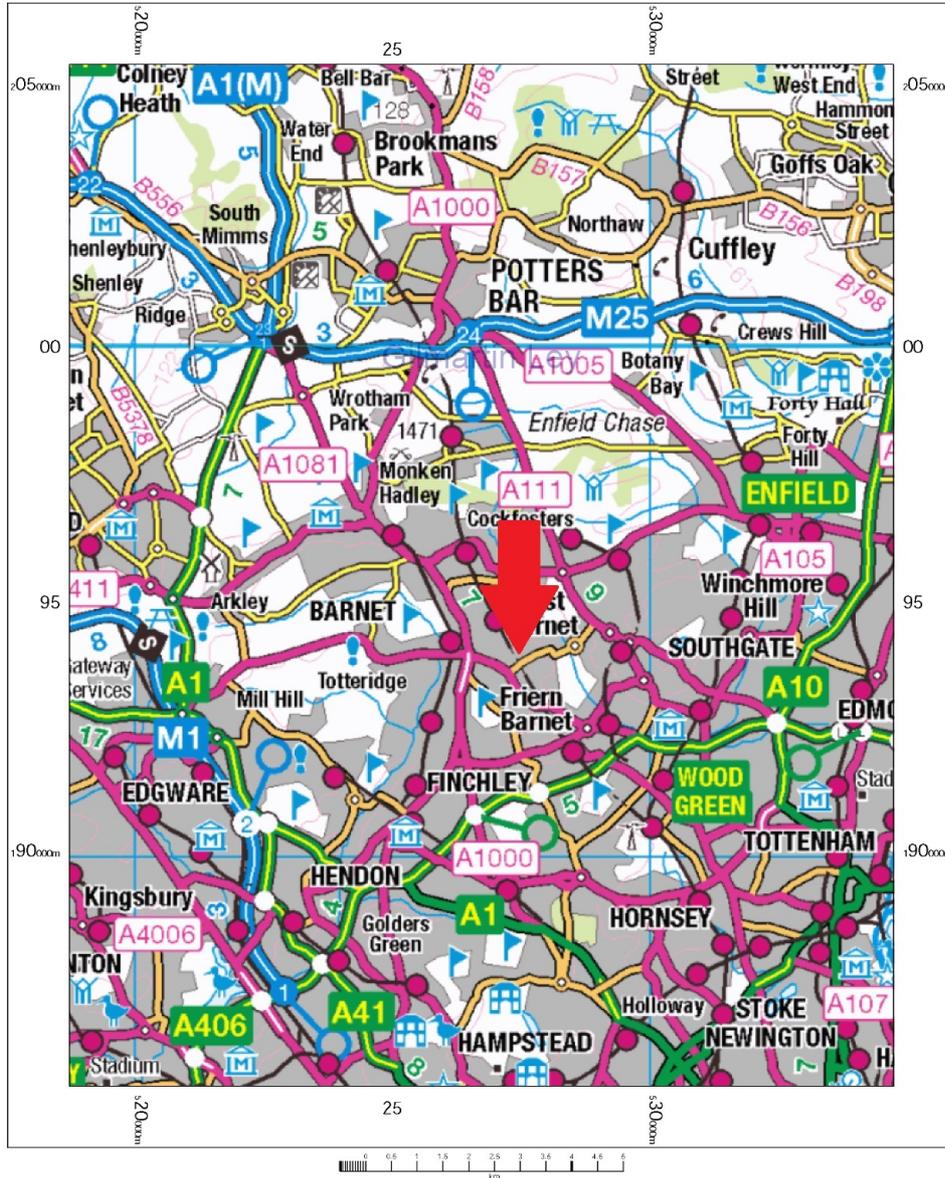


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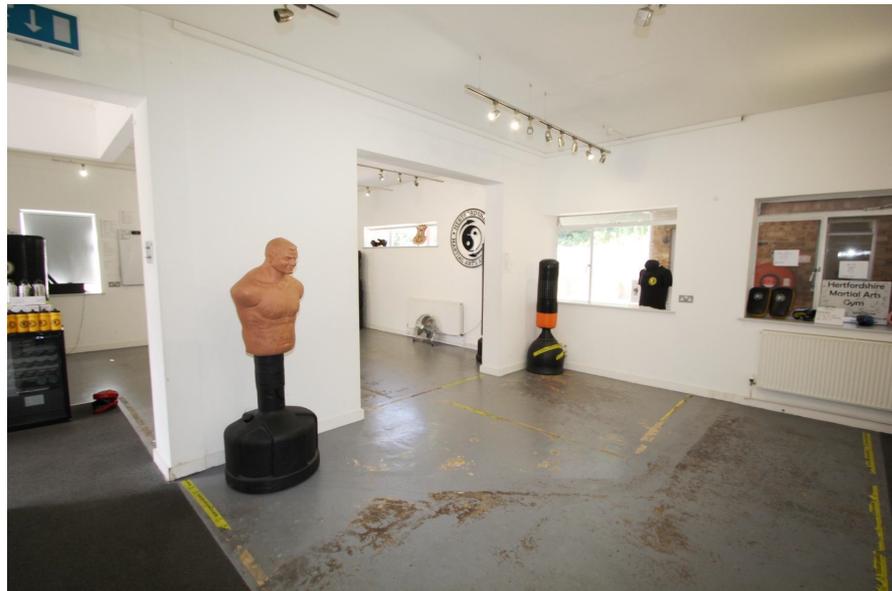
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