



Vacant Freehold Class E Unit For Sale - Barnet EN5

Suitable for restaurant, medical, office or retail uses

GILMARTIN LEY

176 High Street
Barnet,

HERTS, EN5 5SZ



Price

Guide Price £350,000 subject to contract



Property Description

The property is a prominent freehold two storey end of terrace mixed use Class E building.

The ground floor unit is to be sold with vacant possession. It was last used as a kitchen and bathroom showroom. As it falls within Class E permitted planning uses include restaurant, medical, office and retail. The space benefits from an excellent fit-out and is arranged predominantly as open plan showroom space, with a cloakroom and WC towards the rear. There is return frontage onto Bath Place at the southern elevation, and there is rear pedestrian access to the unit from Nesbitts Alley.

The first floor offices, which have their own access from Bath Place, have been sold off on an 999 year long lease at a peppercorn ground rent. A copy of the 999 year long lease is available to download from our website.

Key considerations:

- > Prominent freehold commercial property in an affluent and desirable North London location
- > Ground floor to be sold with vacant possession
- > Permitted planning uses include restaurant, retail, office and medical consulting
- > In the same ownership for over 32 years
- > Upper parts sold off on a 999 long leasehold at a peppercorn ground rent
- > Occupiers in the immediate location include Toni & Guy, Sainsburys and Holland & Barrett
- > High Barnet London Underground Station (Northern Line): 800m



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Accommodation

Net Internal Area: 110 sq.m. (1,184 sq.ft.)

Unit	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor	110	1,184	Former Kitchen and Bedroom showroom
First Floor			Self contained office accommodation

Property Location

The property is situated on the eastern side of the High Street (A1000) on the corner with Bath Place, in the part of Barnet which is closest to Hadley Wood.

The immediate area is populated by a mix of local retailers, businesses and restaurants including Sainsburys, Toni & Guy, Melange, Ye Old Monken Holt Pub and Holland & Barrett. The Spires Shopping Centre is approximately 100 metres to the south, which includes a range of national multiple occupiers including H&M, Waitrose, Waterstones, Costa Coffee, The Coffee Bean, WHSmith and AnyTime Fitness amongst several others.

There is exceptionally good access to green open spaces, with Hadley Green less than 250 metres to the north and King Georges Fields, 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 0.8 km 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 to the north east of the property.

Numerous bus services also run in proximity to the property along the High Street.

2023 Rateable Value £35750.00

Estimated Rates Payable £17160 per annum

Terms Freehold for sale with vacant possession of the ground floor and subject to the 999 year lease in respect of the first floor.

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/30563>
Offer Requirements Document
Ground floor plan
999 year lease of first floor

Last Updated: 05 Mar 2024

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Our ref: 30563

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

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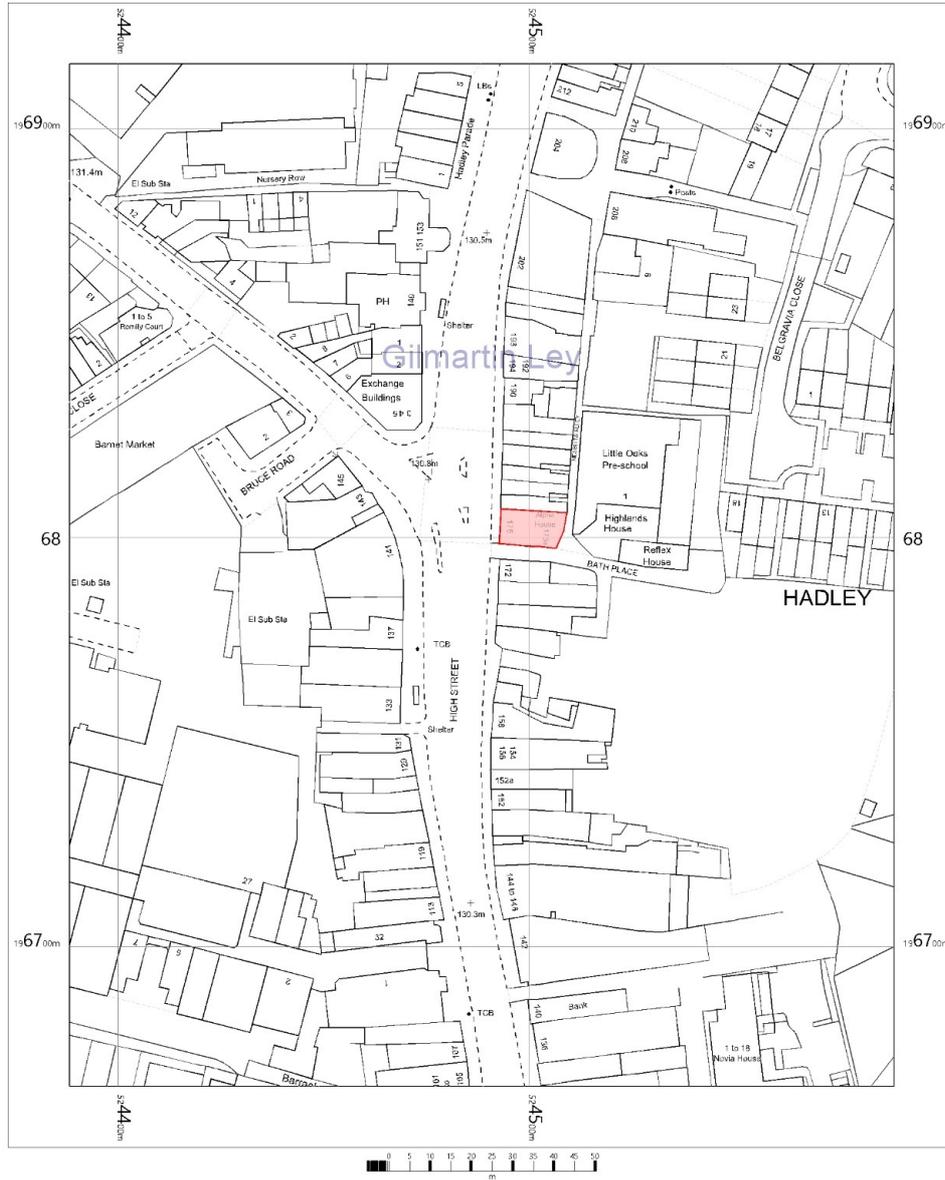


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OS MasterMap 1250/2500/10000 scale
Wednesday, August 24, 2022, ID: CM-01057731
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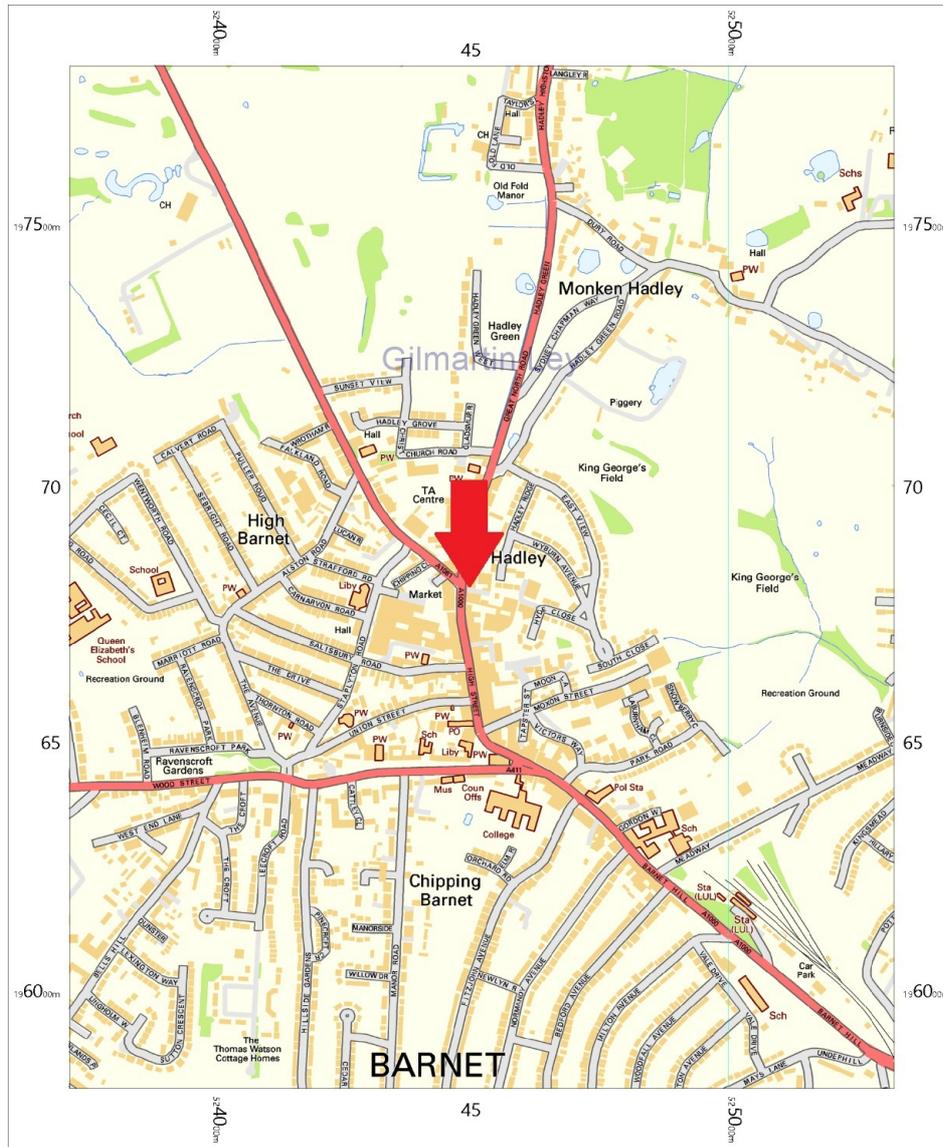


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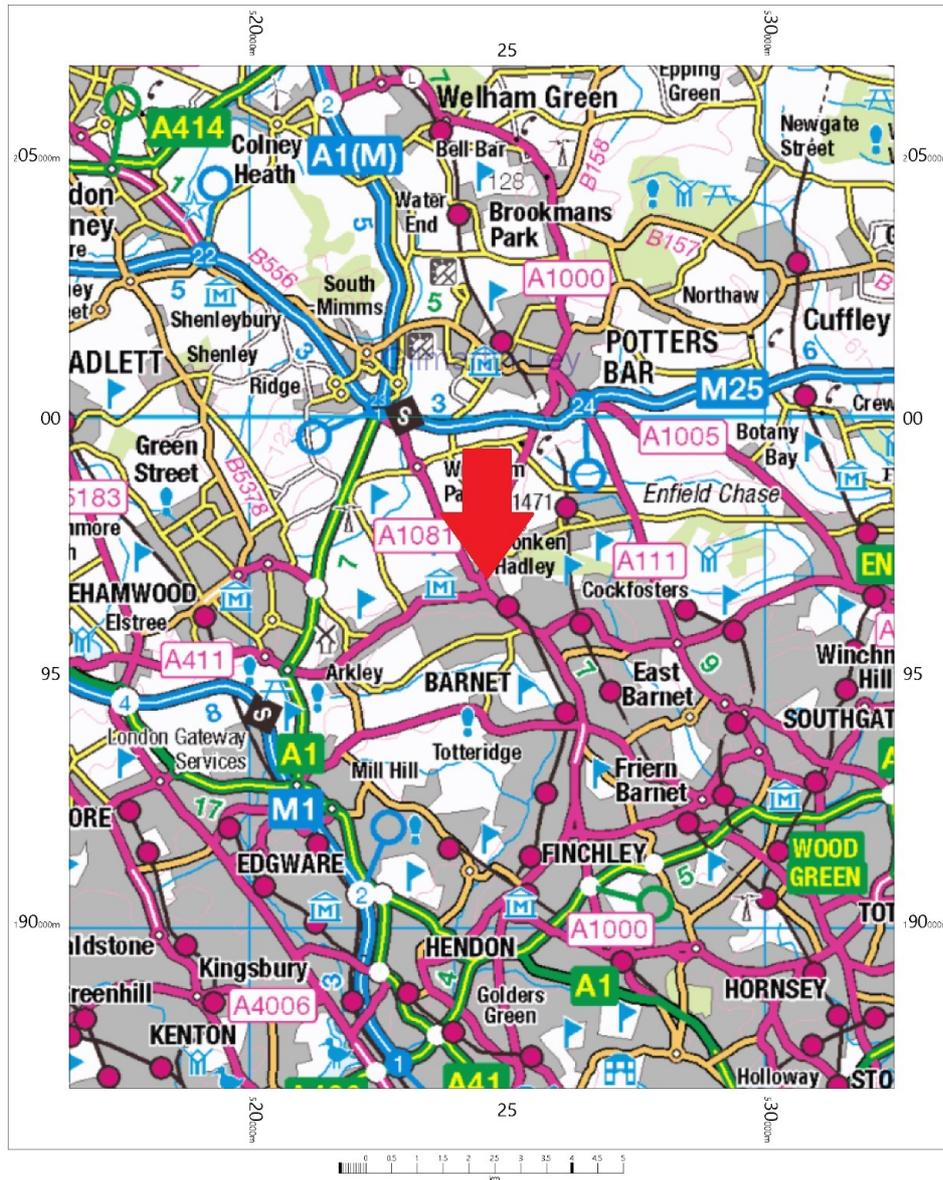


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