



HENSHALL & PARTNERS

REAL ESTATE ADVISORS



100 East Barnet Road, Barnet EN4 8RE

Freehold for sale with planning to extend and convert into 5 private apartments

SUMMARY

- Rare opportunity to acquire a freehold with **planning permission to create 4 x apartments and a 1-bed house**
- The **ground floor retail unit (A1)** is vacant and extends **944sqft**, the **uppers consist of a 950sqft 3-bed flat (NIA)**, which has been let on a short-term AST yielding **£15,000pax**
- Subject property **has planning permission** in place to convert the existing ground floor shop & existing flat into **4 x apartments**, along with a new build extension to **construct a 1 bed house (5 units)**.
- Property ideally located just **0.3 miles from New Barnet train station**, providing direct trains into Kings Cross & Moorgate in under 20 minutes
- We are inviting offers in excess of **£750,000 for the freehold interest**, with the benefit of the existing income and planning permission



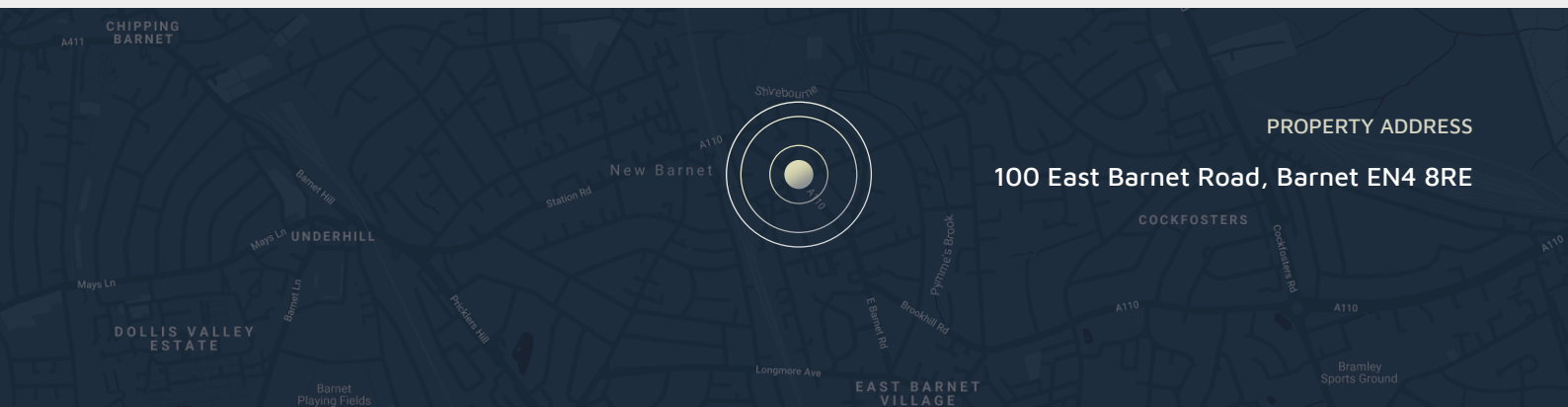
DESCRIPTION

The subject property comprises a **ground floor retail unit**, with a **3-bed flat** currently in the upper parts. The ground floor extends **944sqft** and benefits from A1 use. The first floor residential unit currently measures **950sqft (NIA)** and is let on a 1-year AST, with expiry on **23/03/2020**. The earliest date VP can be secured is **December 2019**.

Planning permission has been **granted (19/2103/FUL)** permitting conversion of the existing shop (GF) and 3-bed flat on the first floor **into 4 flats (1,809sqft NIA)**. In addition, there is now approval to extend and build a **1-bed house (560sqft NIA)**. Thus, creating a fully residential investment of 5 units. **Floor plans & permission available upon request.**

LOCATION

The property is within the popular suburb of East Barnet, within the **borough of Barnet**. East Barnet Road (**A110**) is a popular road for both residential and commercial operators, with a number close by including Sainsbury's and Café Granello. **New Barnet train station is 0.4 miles to the west** (8 minute walk), providing direct trains into London Kings Cross & Moorgate in under 20 minutes.



PROPERTY ADDRESS

100 East Barnet Road, Barnet EN4 8RE

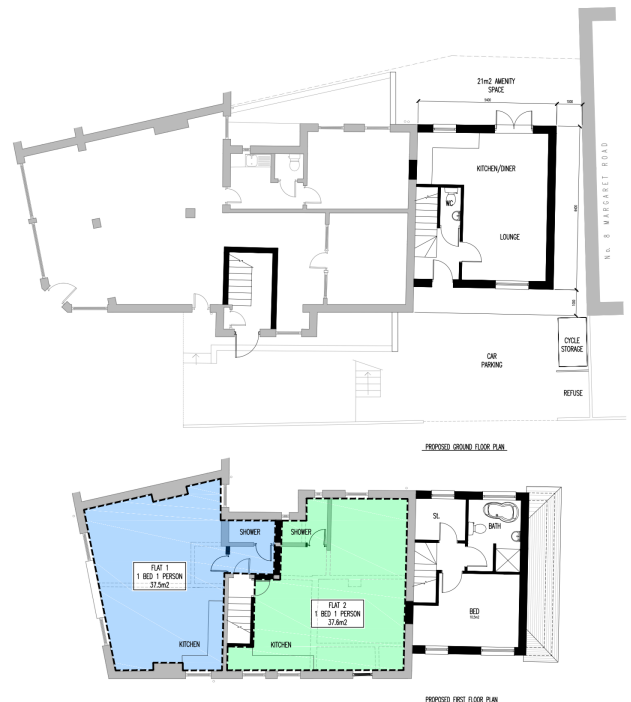
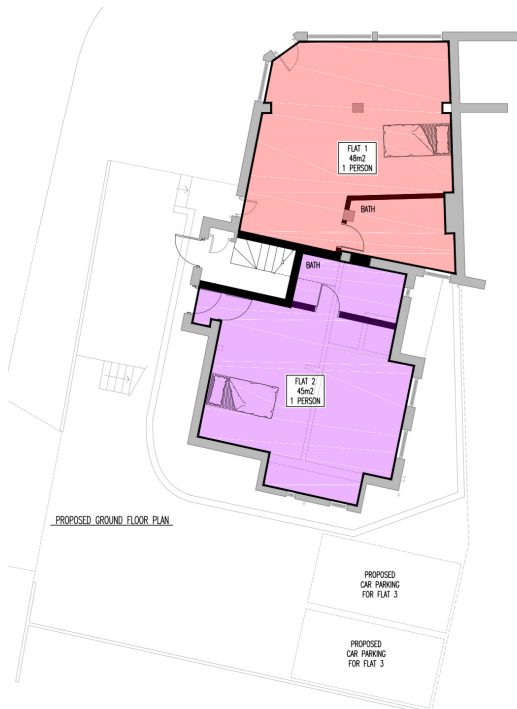
POTENTIAL

The property is likely to appeal to **investors and developers looking to add to their buy to rent portfolios**. With the planning permission that is in place there is the ability to convert and extend to leave the buyer with **4 x flats (168sqm/1,809sqft) & a 1-bed house (52sqm/560sqft)**.

An incoming purchaser will benefit from a PD consent on the existing, along with a reasonably straightforward extension to create the new 1-bed house. Thus, allowing a **quicker turnaround, and minimising capital expenditure on works** to reach a point where all units can be fully let or sold dependent on a purchaser's preference.

TERMS

We are inviting offers in excess of **£750,000 for the freehold interest**, with the benefit of the existing planning permission.



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