

# 1 CHURCH PASSAGE, CHIPPING BARNET

BARNET EN5 4QS

## MIXED-USE FREEHOLD BUILDING FOR SALE

NEAR VIBRANT HIGH STREET AND IN CLOSE PROXIMITY  
TO BARNET'S REGENERATION SCHEMES WITH ENTICING  
FUTURE DEVELOPMENT POTENTIAL



Cherry Lodge Cancer Care

The difference between surviving and getting your life back.  
NURSING SUPPORT - ADVICE AND HELP - COMPLEMENTARY THERAPIES - DROP-IN - HOME VISITS - GROUP ACTIVITIES

L'ANTICA PIZZERIA

WOOD FIRED OVEN & COCKTAIL BAR

Set Lunch  
Menu  
12pm - 5pm  
£15.90

## LOCATION

Barnet is a popular and affluent suburb of North-West London, located 12 miles from Central London and is the commercial and administrative hub for the London Borough of Barnet. Barnet's growth is driven by its rapidly increasing population, set to expand by 50,000 people by 2036. This surge in residents has led to property prices in Barnet averaging over 15 times the average household income. The council's strategic approach to growth emphasizes providing essential infrastructure, creating job opportunities, and revitalizing town centres to enhance the quality of life for residents and support a thriving local economy.

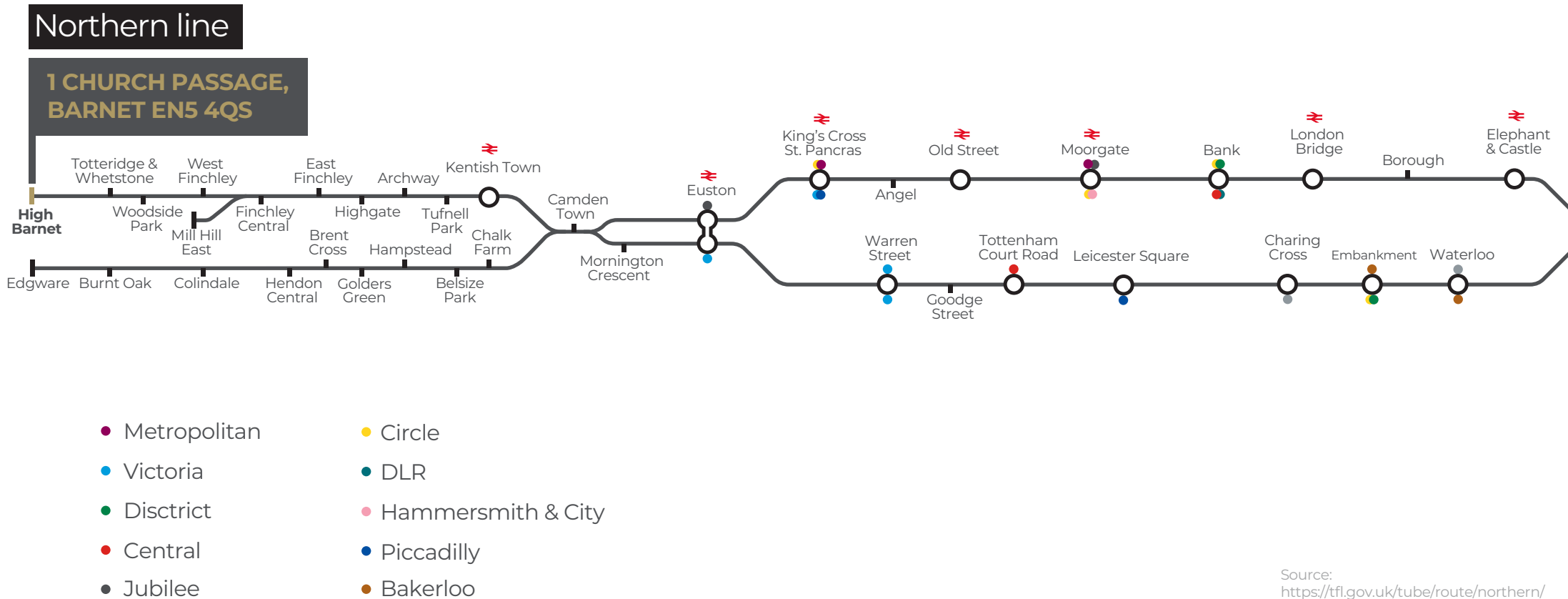
Local high street retailers include the Post Office, Specsavers, McDonald's, Boots, Nationwide, NatWest, Iceland etc. The property overlooks the beautiful square with green views of Barnet Church Garden and the historic St John the Baptist Church.



# CONNECTIVITY

High Barnet Underground station (Northern Line) is located within half a mile of the property, with trains arriving into Charing Cross Underground Station in less than 35 minutes.

Junction 23 of the M25 is 2.5 miles northwest from the high street, providing fast and easy access to the national motorway network. The A10 North Circular, M1 and A1M lie to the south of the high street and provide access into Central London in an average drive time of 45 minutes.



## DESCRIPTION

The property comprises a fully fitted restaurant with customer seating, storage, kitchen and W/C's over the ground floor only. The restaurant has recently been refurbished to an extremely high specification. Adjoining the restaurant is a charity shop which is also arranged over the ground floor only. The charity shop has been in situ for many years. The property does not have a basement.

The first floor comprises 2 X 2 bedroom flats and 2 X 1 bedroom flats. Two of the flats have extended large terraces. The flats have recently undergone redecoration and improvement, and are being maintained to a consistently high standard by the property management.



Terrace Flat E



Flat D



Flat E



Unit A



Kitchen unit A



Unit B

## TENANCY SCHEDULE & FLOOR AREAS

Unit	Sq ft	Tenant	Start Date	Rent Review	Expiry Date (Break Date)	Rent £pa	Notes
Ground Retail (1A)	660		31/07/2009	31/07/2023	30/07/2030 (30/07/2027)	£29,789	Mutual break. Outside the Act Rent review on the 4th anniversary
Ground Restaurant (1B)	2,256		18/08/2023	17/08/2028	17/08/2033 (17/08/2028)	£62,500	Tenant only break. Inside the Act*
First floor flat (1C)	400	AST	03/11/2022		02/11/2023	£13,200	Annual CPI reviews
First floor flat (1D)	750	AST	13/03/2023		12/03/2024	£16,800	Annual CPI reviews
First floor flat (1E)	405 (plus terrace 305 sqft)	AST	13/06/2023		12/06/2025 (12/06/2024)	£15,600	Mutual break. Annual CPI reviews
First floor flat (1F)	545 (plus terrace 141 sqft)	AST	01/08/2023		29/02/2024	£21,000	CPI reviews
<b>COMMERCIAL SUB TOTAL</b>	<b>2,916</b>					<b>£92,289</b>	
<b>RESIDENTIAL SUB TOTAL</b>	<b>2,100 (Plus terraces 446 sqft)</b>					<b>£66,600</b>	
<b>TOTAL</b>	<b>5,016 (plus terraces 446 sqft)</b>					<b>£158,889</b>	

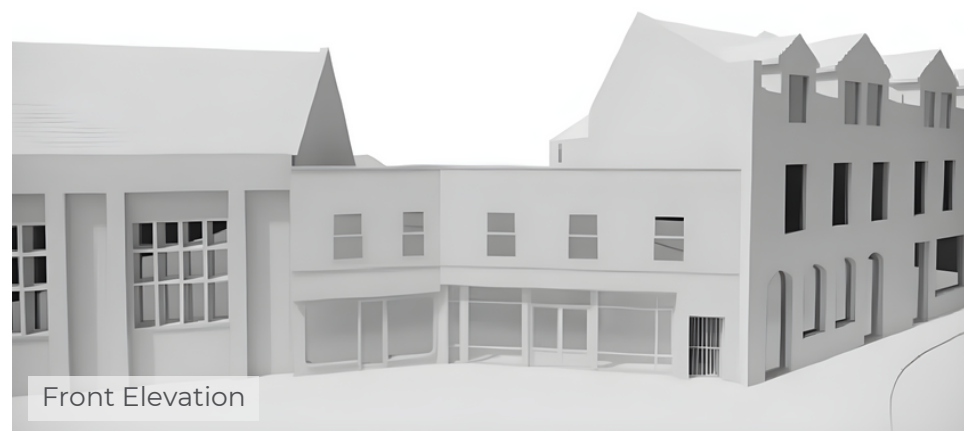
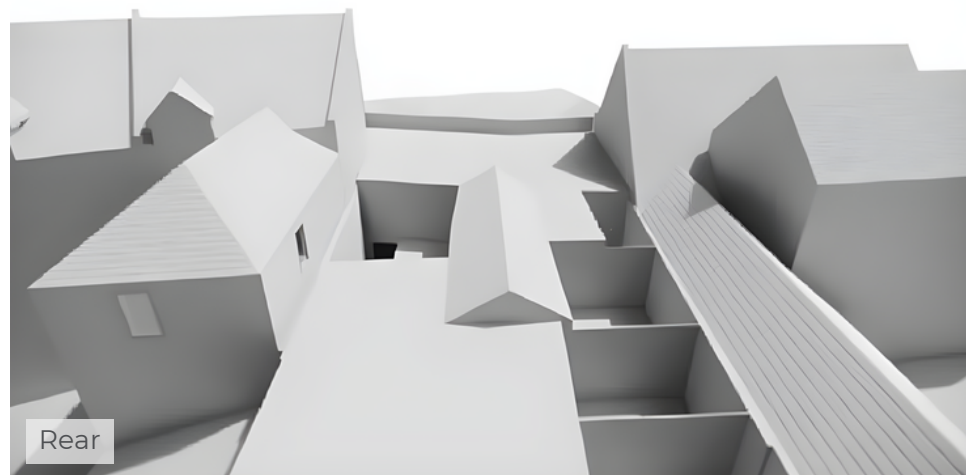
The above information is been provided to us and all interested parties should verify this as part of their due diligence.

\* - The rent review will be the higher of £72,129.40 pa, or the open market rent.

## DEVELOPMENT POTENTIAL

There is previous planning consent to erect a further 2 X 1 bedroom flats on the front roof. This is part of a planning application for 6 residential flats, of which 4 were implemented approx. 20 years ago. Barnet Council have confirmed the planning permission to build these flats will run for perpetuity.

The previous owner confirmed that structural ground works within the restaurant have been completed in preparation for the flats to be developed at a cost in excess of £75,000. Full details, plans and elevations are available upon request.



## NEARBY PLANNING PERMISSIONS

### **83 High Street And 8 Union Street Barnet EN5 5UR**

Alterations and first-floor rear extensions to existing building at 83 High Street to provide 2no. self-contained residential units and conversion of existing first floor office space facing 83 High Street into 1no. self-contained flat. First floor roof extension to 8 Union Street to provide office space.

### **98 - 100 High Street Barnet EN5 5XQ**

Upwards extension of two storeys to provide 11no. self-contained flats across first, second and third floors, and renovation of existing ground floor to provide new employment and workspace hub. Associated cycle parking, refuse and recycling storage.

### **114 High Street Barnet EN5 5XQ**

Retention and upgrading of existing shop unit and conversion of the upper floors to create three residential units.

## TENURE

Freehold.

## EPC

Available upon request.

## LEGAL COSTS

Each party is to bear their own legal costs.

## PRICE

£2,675,000 (Two Million, Six Hundred & Seventy Five Thousand Pounds), subject to contract.

## VAT

TBC.



## CONTACT INFORMATION

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