

FOR SALE - INVESTMENT/DEVELOPMENT



93 High Street, Barnet EN5 5UR
3,250 Sq Ft (301.92 Sq M)

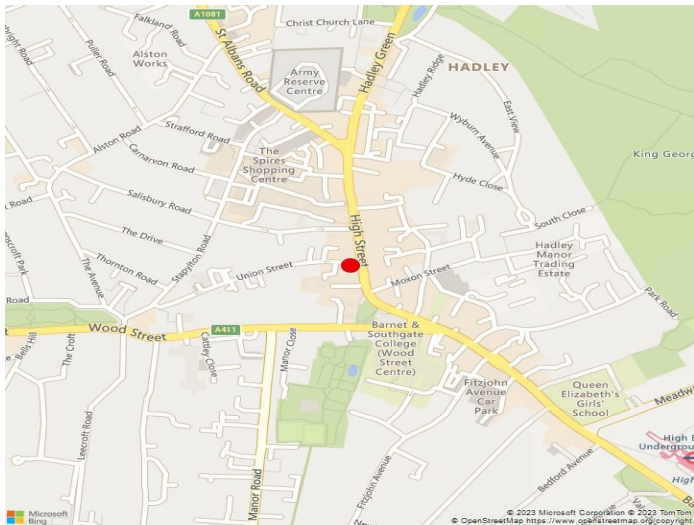
Offers in excess of £1,300,000

PRIME TOWN CENTRE LOCATION

- VACANT SHOP
- RESIDENTIAL CONVERSION OPPORTUNITY
- FREEHOLD

Location

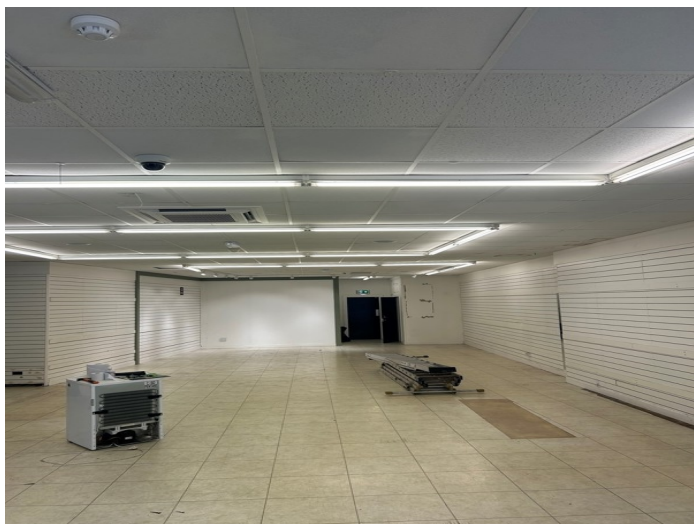
Situated in the heart of Barnet which is an affluent suburb of North London. Convenient for multiple shop and restaurants and walking distance of High Barnet Station. M25/A1 junction is a 5 minute drive.



Description

Prime location, round floor Class E premises arranged as mainly open plan totaling 1,950 sq ft. Former Millets store with a wide frontage and suitable for a variety of uses, subject to consents.

Substantial first and second floors. Previously, planning permission was granted by Barnet London Borough Council on 15.05.17 for change of use for the upper parts to four self-contained one bedroom flats. Ref. 16/6280/FUL. Please note this has now expired.



Accommodation

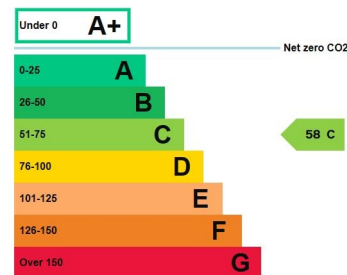
Accommodation	sq ft	sq m
Ground Floor	1,950	181.16
First Floor	762	70.79
Second Floor	538	49.98
Total Area	3,250	301.92

EPC

An energy performance certificate (EPC) is available upon request. The property has an energy ratings as follows:-

Shop - C (58)
1st & 2nd Floors - D (85)

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Guide Price

Ground Floor £900,000
Upper Parts £400,000

Total £1,300,000

Terms

Our client will consider separate sales of the ground floor and upper parts.

Viewings

Strictly by appointment through VDBM.
toby.woodward@vdbm.co.uk 01923 845221

DISCLAIMER

Whilst these particulars are believed to be correct they are not guaranteed by the seller's or landlord's agents "VDBM" and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective buyers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form any part of any offer or contract.