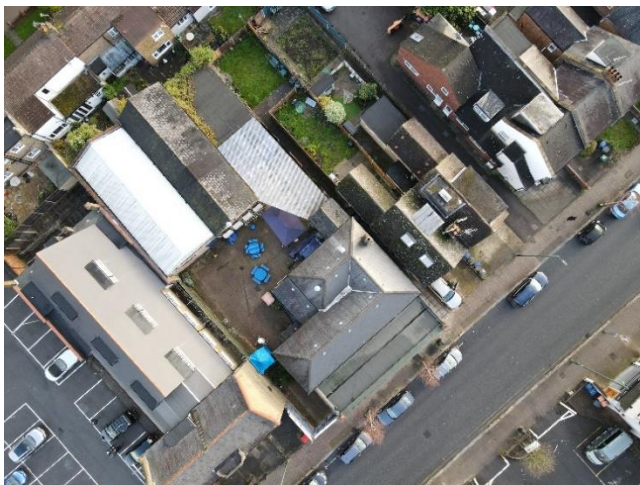


**FREEHOLD FOR SALE
BY WAY OF
INFORMAL TENDER**
(Unless Sold Prior)

**CURRENTLY LET AND INCOME
PRODUCING BUT WITH SCOPE FOR
REDEVELOPMENT**
**– SUBJECT TO VACANT POSSESSION
& PLANNING CONSENT BEING OBTAINED**



99 EAST BARNET ROAD, BARNET, HERTS, EN4 8RF

Currently let and income producing to a theatre school, the site is arranged with a building to the front, and further buildings to the rear with a yard between.

Overall, the site has a depth of approximately 120' (36.58m) and a width of approximately 60' (18.29m).

The site is conveniently situated for the shopping and transport facilities of New Barnet – including New Barnet mainline railway station.

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



MAUNDER TAYLOR

FOR SALE BY INFORMAL TENDER (Unless sold prior) OFFERS INVITED

SUMMARY OF ACCOMMODATION:

Plot Size: 60' (18.29m) width x 120' (36.58m) depth

MAIN FRONT BUILDING

Ground Floor comprising admin office, kitchen/staff room, dance studio, WCs/Shower area.

First Floor comprising dance studio, 4 offices (2 are intercommunicating, and one leads to a store)

Approximate area: 2,360ft² (219m²)

REAR BUILDINGS

- Double height theatre building (left rear)
- 2 storey building (mid rear) - configured with a waiting/bar area, and dance studio on the ground floor, with 2 further dance studios at first floor level.
- Lean-to store (right rear) Part store and part covered fire escape from the mid-building.

Approximate area: for these 3 rear buildings combined is 2,900ft² (269m²)

Business Rates: According to the VOA web site, the 2017 Rateable Value is £45,250.

The property is currently subject to a lease established in September 2001 for a term of 20 years. The current passing rent is £50,000 PAX. Discussions are currently in hand with the existing tenant – please contact us to discuss this in more detail.

Written offers will need to be made for submission to the vendor for consideration
by NOON on TUESDAY 2ND MARCH 2021

Either write to our Whetstone office; – 1320 High Road, London N20 9HP

OR email with your offer to: sales@maundertaylor.co.uk

Aside from the offer amount, written confirmation must be given, confirming;

- Buyer's Name (individual or company)
- Buyers Solicitor details (in readiness of an acceptable offer being made)
- Any specific conditions of the offer
- Proof of funding
- Both conditional and unconditional offers will be given consideration
– dual offers will be acceptable, and details any required planning consent must be given.

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MAUNDER TAYLOR



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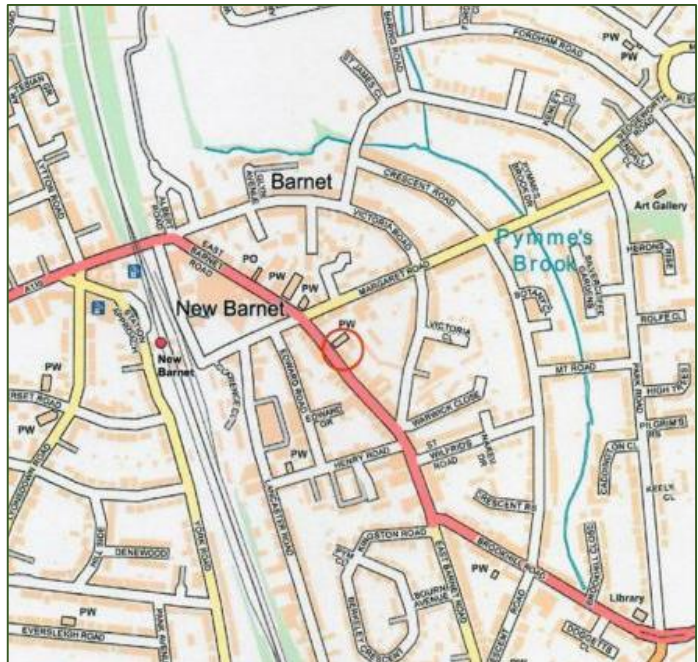


MAUNDER TAYLOR

99 EAST BARNET ROAD, BARNET, HERTS, EN4 8RF



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Note: These maps are published for convenience of identification only and although believed to be correct, they are not guaranteed and they do not form any part of any contract

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