

1308 - 1312

H I G H R O A D

WHETSTONE | LONDON | N20 9HJ

**MIXED-USE DEVELOPMENT OPPORTUNITY WITHIN
TOTTERIDGE AND WHETSTONE TOWN CENTRE**

Executive Summary

Development opportunity to provide 8 apartments, 2 detached houses and 2 commercial units in Whetstone

- A 0.128 ha site located within Totteridge and Whetstone town centre
- The existing site comprises three buildings, with associated access and yards: one retail unit, a motor repair workshop and 2 apartments
- Planning Permission has been granted for the redevelopment of the site (Ref: 23/5437/FUL)
- The proposed scheme comprises two retail units on the ground floor, 2 x 4-bed houses, 6 x 1-bed apartments and the retention of 2 x 2-bed existing apartments
- The total proposed NIA (Residential) is approx. 750 sqm (8,073 sqft)
- The total proposed NIA (Commercial) is approx. 549.3 sqm (5,912 sqft) plus 667 sqft of additional basement space
- The total proposed GIA is approx. 1,470 sqm (15,823 sqft)
- CIL contributions are estimated at approx. £188,912.25
- Terms agreed on one of the commercial units (unit 2) at £89,000 per annum (£37.25 psf) (Copy of the heads of terms available on request)
- For sale freehold with vacant possession

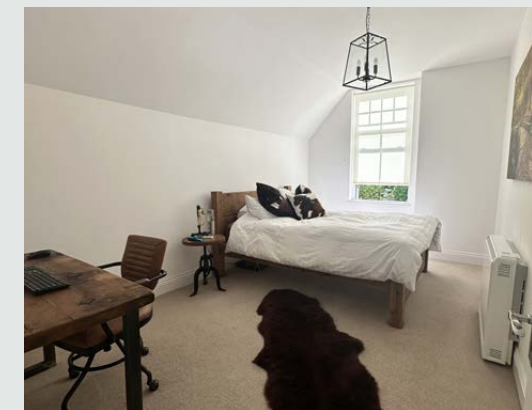
The Existing Site

The site is approx. 0.128 ha (0.32 acres) in size and is located on a busy High Road in Whetstone, approximately 450 metres (0.3 miles) from Totteridge & Whetstone Underground Station (Northern Line).

The site comprises three buildings with associated access and yards. The main building fronts the High Road and comprises one retail unit (Glass Tailors), a vehicle repair shop (Green Man Tyre & Exhaust Ltd) and two apartments. The second building is used for car tyre repair/replacement and MOTs. The third building fronts Oakleigh Gardens and is currently used as a workshop/office.

There are two access points: one from High Road and one from Oakleigh Gardens.

The existing GIA of the commercial units is approximately 609 sqm (6,555 sqft) and the GIA of the residential units is approximately 195 sqm (2,099 sqft).





Location

Whetstone is a suburban area which falls within the London Borough of Barnet and is situated in North London.

The property is located within Totteridge and Whetstone town centre, which offers a wide variety of shops, cafes, and restaurants.

There are several open spaces within close proximity (Brook Farm Open Space and Wyatts Farm Open Space) and High Barnet Park, located 1.4 miles from the property.

The area is well-connected by public transport. The property is only 450 metres (0.3 miles) from Totteridge & Whetstone Underground Station, with access into various Central London locations including King's Cross St Pancras (26 minutes), Tottenham Court Road (28 minutes) and London Bridge (37 minutes) via The Northern Line (Source: CityMapper).



KEY DISTANCES

Opposite:

Waitrose



0.3 miles:

Totteridge & Whetstone



0.4 miles:

St John's Primary School



0.6 miles:

Oakleigh Park



0.8 miles:

North Middlesex Golf Club



1.2 miles:

Everyman Barnet Cinema



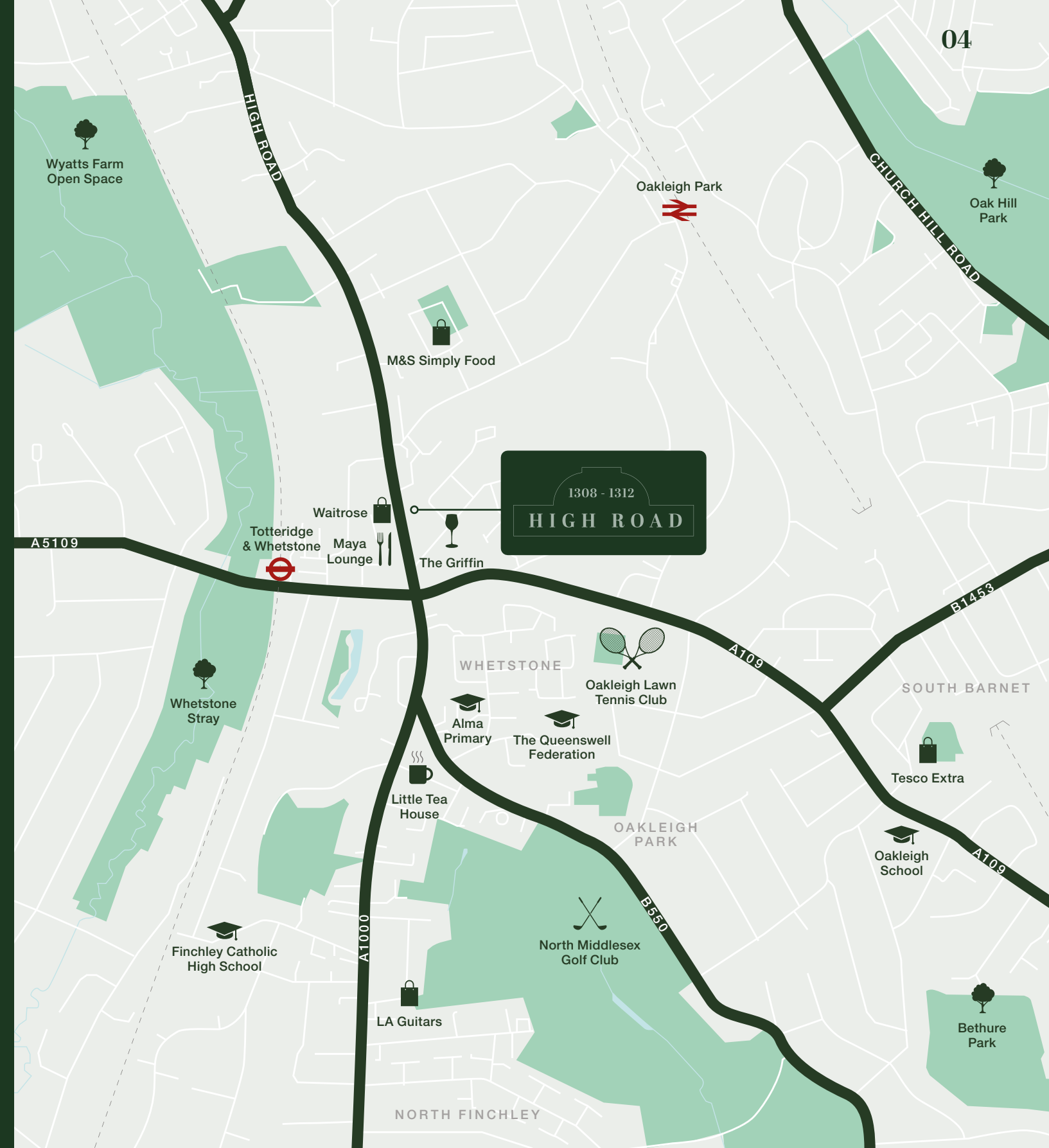
1.4 miles:

High Barnet Park



2.2 miles:

The Spires Shopping Centre



Planning

A planning application has been granted (Ref: 23/5437/FUL – Barnet London Borough) for:

“Part demolition of the existing building, extension to the ground floor commercial (flexible use - Class E), provision of six flats above existing commercial and erection of two detached houses at the rear of the site facing Oakleigh Gardens. Associated cycle parking, refuse and recycling and landscaping.”

PROPOSED SCHEME

- Part demolition of the existing building
- Ground floor commercial space (facing High Road) extension
- Provision of six new one-bedroom apartments
- Construction of two new detached houses to the rear (facing Oakleigh Gardens)
- Two existing apartments to be retained
- The total proposed GIA is approx. 1,470 sqm (15,823 sqft)
- The total proposed NIA is approx. 1,361.2 sqm (14,652 sqft)
- 16 cycle spaces for residential units, 12 cycle spaces for commercial units and 2 visitor cycle spaces (30 spaces in total)
- 1 house would benefit from 1 car parking space
- Private amenity space for each dwelling

Please note, it is our understanding that there is no Section 106 thus there is no affordable housing within the proposed scheme.



Proposed Accommodation Schedule

RESIDENTIAL

Unit	Type	Floor/Storey	Beds	Sqm	Sqft
A	Existing Apartment	First/Second	2B4P	126.2	1,358
B	Existing Apartment	First	2B4P	68.8	741
Total				195.0	2,099
1	Apartment	First	1B2P	50.0	538
2	Apartment	First	1B2P	50.0	538
3	Apartment	First	1B2P	50.0	538
4	Apartment	Second	1B2P	50.0	538
5	Apartment	Second	1B2P	50.0	538
6	Apartment	Second	1B2P	50.0	538
1	Detached House	3	4B4P	134.0	1,442
2	Detached House	3	4B4P	121.0	1,302
Total				555.0	5,974
Grand Total				750.0	8,073

COMMERCIAL

Unit	Floor	Sqm	Sqft
1	Ground	327.4	3,524
2	Ground	221.9	2,388
Total		549.3	5,912

* Please note, there is 61.9 sqm (667 sqft) of additional basement space

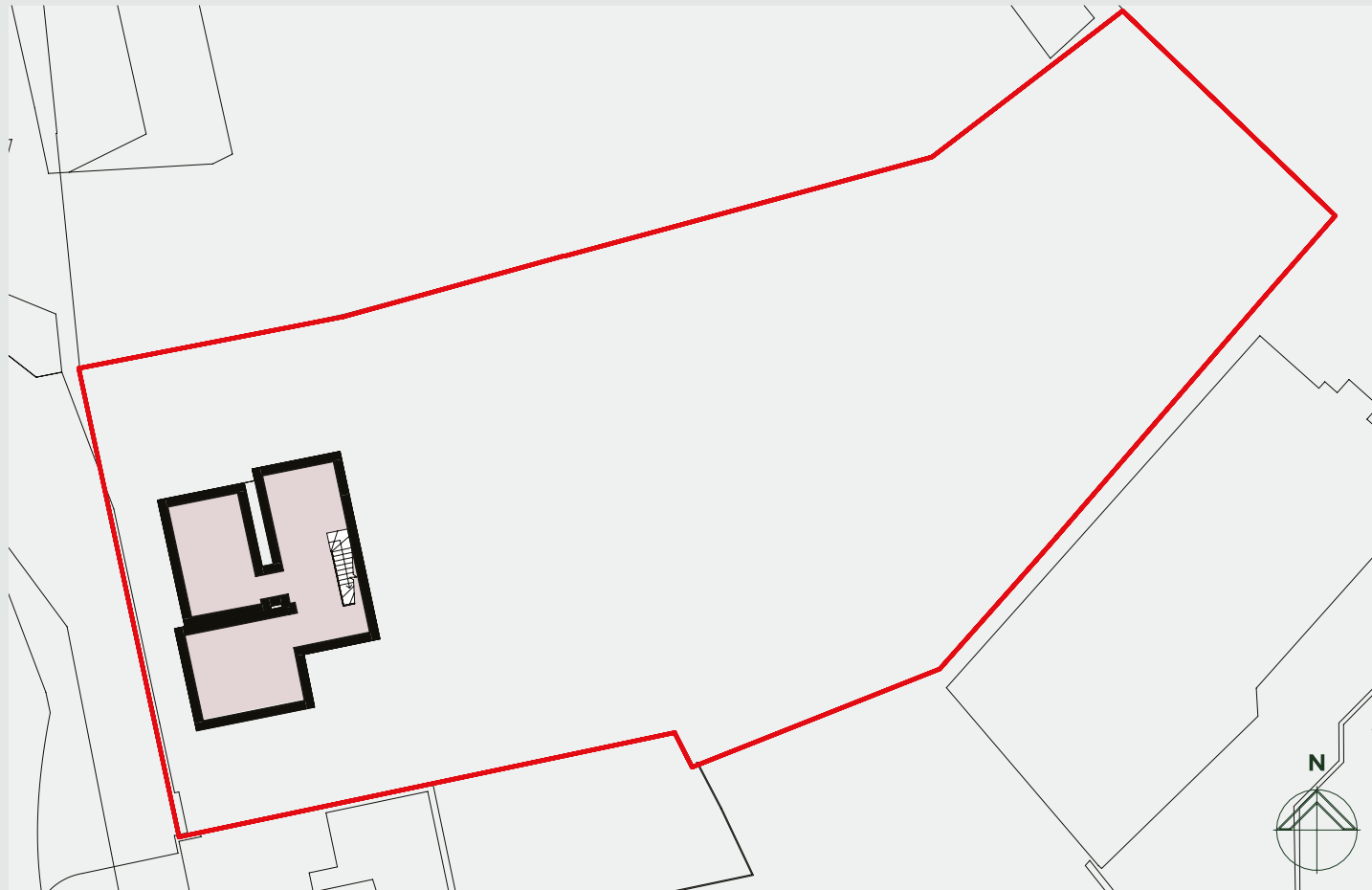
“The proposed scheme comprises two retail units on the ground floor, 2 x 4-bed houses, 6 x 1-bed apartments and the retention of 2 x 2-bed existing apartments”



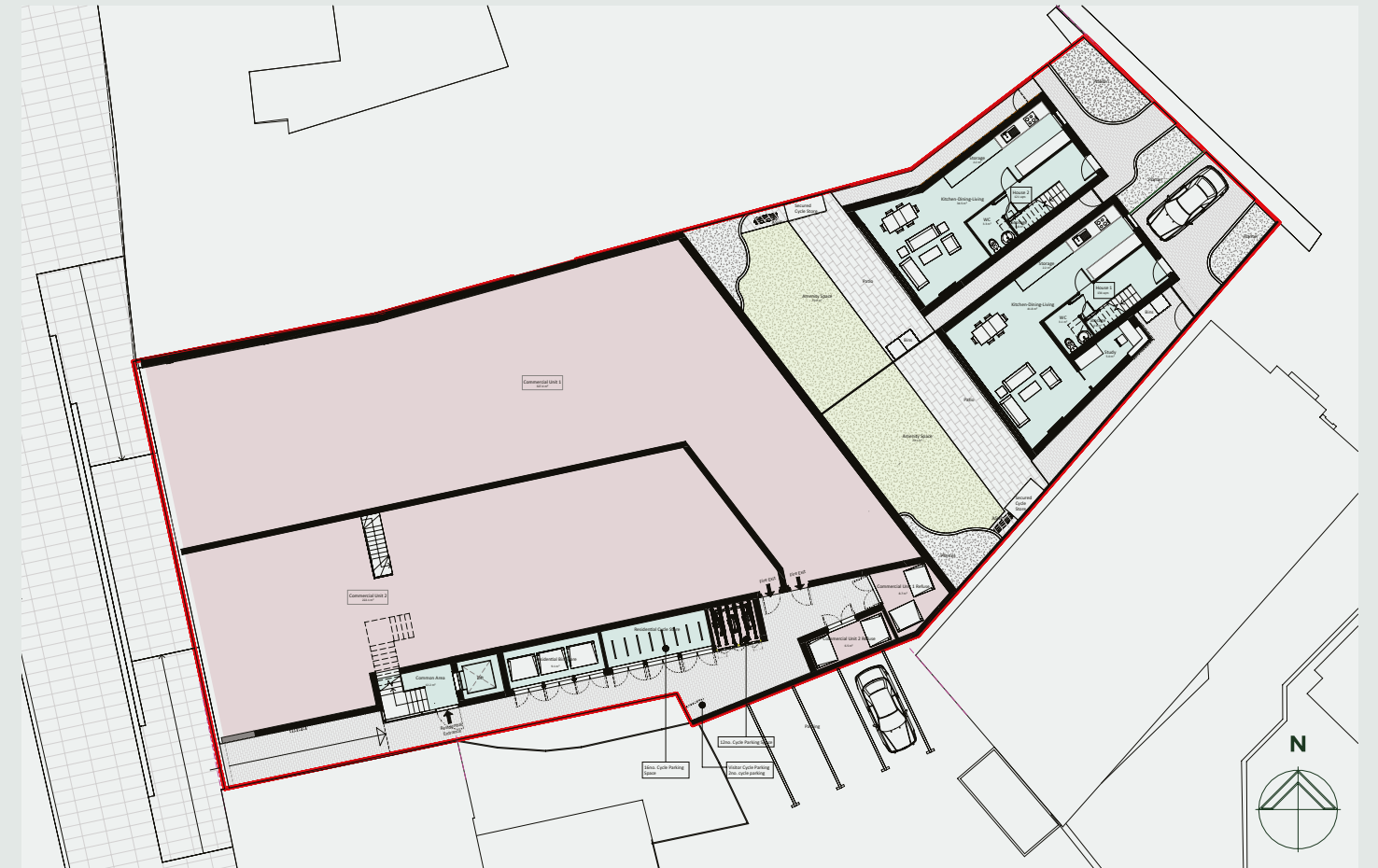
Proposed Floor Plans

- Commercial Units
- Existing Residential Units
- New Residential Units

BASEMENT



GROUND



Proposed Floor Plans

- Commercial Units
- Existing Residential Units
- New Residential Units

LEVEL 1



LEVEL 2



Further Information

METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior) at a Guide Price of **£3,500,000**, subject to contract.

VAT

The property is not elected for VAT.

DATAROOM

Further information and associated documents can be found by visiting:

www.glpj.co.uk/high-road-whetstone/

Contacts

For further information or to arrange an inspection, please contact the joint sole agents, GLPG or Vandermolén Real Estate:

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Interested parties are strongly advised to satisfy themselves as to the correctness of each statement, and to carry out their own due diligence including to ensure that the title is satisfactory and that they have the ability to implement any proposed scheme.

Designed and produced by: [SALIENT](#)

June 2024