

Commercial & D1 Property Consultants

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**Bernard
Gordon &
Company**

Ref: 1332

**Freehold Detached D1 Premises
7 Alston Road, Barnet, EN5 4ET
Ideal day nursery, education, Church,
Religious/Community uses etc.**



Floor area approx 1,716 sq. ft (159 m²) gross internal

With a rear car park for approx. 6-8 cars

To be sold freehold

Offers invited in the region of £575,000

Subject to contract

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Bernard Gordon & Company. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Bernard Gordon & Company have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.



Main Hall



Rear Car Park

Situation

The property is located close to the junction of Wentworth Road and Alston Road. It is within reach of High Barnet Station (Northern Line), and has Bus services readily available. Barnet High Street is a short distance away and The Spires Shopping Centre is within a minutes' walk for popular shopping facilities including Waitrose, Dorothy Perkins and WH Smith etc. The Spires also has a large multi-storey pay and display car park.

Description

The property comprises a single storey 1950's built meeting hall/Church, with a rear car park for approx. 6-8 cars. The building is currently occupied by a Church organization for use as their head office, meeting/function rooms and services.

I am advised the property has unrestricted D1 use and therefore would suit a number of D1 uses including a day nursery, education, medical, dental, Church, religious/community use etc. It would also suit a number of D2 uses such as a dance studio, yoga, Pilates etc, subject to planning.

The accommodation is arranged as follows:

- Entrance lobby
- Ladies and Gents WC
- Main Hall with baptism pool
- Office x 2
- Kitchen
- Store room
- Meeting room
- Basement/storage

Total Gross internal floor area approximately 1,716 sq. ft. (159 m²)

The total site area of the demise is approx. 0.1 acres.

Exterior Rear car parking area for 6-8 cars accessed via the side of the building

Services Electric Central Heating

Note- The services have not been tested

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Rates

TBA

VAT

The property is not elected for VAT purposes

Planning	I am advised that the property enjoys D1 use Potential occupiers are advised to seek clarification regarding planning matters from Barnet Council. 020 8359 2000
Tenure	The property is offered freehold
Price	Offers are invited for the freehold interest in the region of £575,000 Subject to contract
EPC	Exempt
References	Bernard Gordon & Company charges a fee of £200 plus VAT for taking up references for proposed tenants. This fee is non-refundable after the references have been taken up, irrespective of whether or not they are accepted by the landlord.
Costs	Each party to be responsible for their own legal and professional costs.

Viewing

Strictly by appointment

Call Bernard Gordon FRICS/Ben Wallis BA(Hons)

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Site plan not to scale



