



NURSERY BUILDINGS AT ST MARTIN OF PORRES SCHOOL | BLAKE RD | LONDON | N11 2AF

**TWO SINGLE STOREY BUILDINGS WITHIN THE DEMISE OF ST MARTIN OF PORRES SCHOOL,
SITUATED IN BOUNDS GREEN, NORTH LONDON**

TO BE LET



**Bernard
Gordon &
Company**

☎ 020 8099 3119

✉ sales@bernardgordon.co.uk

OVERVIEW

Comprising approx. 1,850 sq. ft. GIA.

Formerly used for day nursery purposes, suitable for day nursery purposes only.

Ample outdoor area suitable for children's play area and potential for 2 parking spaces.

Bounds Green Underground Station and Bowes Park Railway Station are both within a short walk away.

Brand new FR&I lease available, offers are invited in the region of £45,000 per annum exclusive, subject to contract.

Subject to contract.



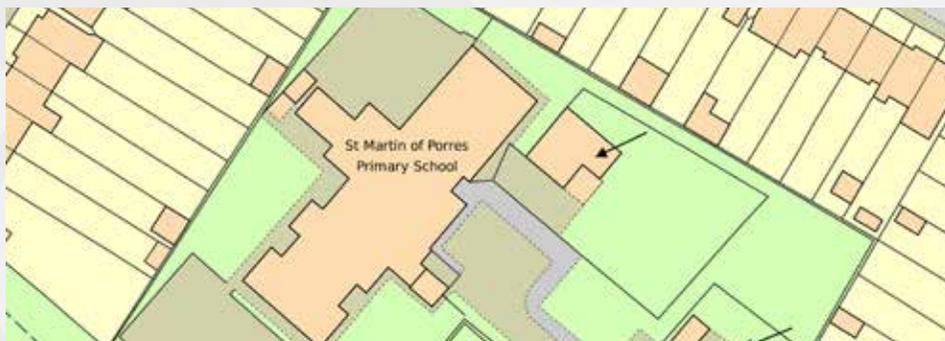
CONTACT THE TEAM ON:
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📍 LOCATION

The property is located within the heart of Bounds Green in North London. It is accessed just off Blake Road close to its junction with Churston Road and Lynton Gardens, which is predominantly a residential area. There are secondary retail parades nearby and Friern Bridge Retail Park is approx. 1 mile away, which includes a number of cafes and amenities including, Costa Coffee, Curry's, Halfords etc.

Bounds Green Underground Station is approximately within a 10-minute walk away (Piccadilly Line) and Bowes Park Railway Station is approx. 14 minutes' walk away. There are bus services readily available nearby.

Muswell Hill, Finchley, Southgate and Arnos Grove all surround the property, and the iconic London Venue Alexandra Palace is situated nearby.



📍 THE PROPERTY

The property comprises a large primary school building, with the available accommodation providing two single storey, detached buildings within the front grounds of the school. The buildings were previously used for nursery purposes and after school club and will have vacant possession. The two buildings stand-alone each with their own outside space though both can be accessed through the private external area within the nursery demise.

There is an area of land used by the school for a play/learning space which is accessed through the external space of the nursery, access to this space must be provided to the school, though can be fenced off to ensure no safeguarding issues.

The property is accessed via a private gate which is shared with the school, as is the vehicular entrance where there is potential to provide 2 parking spaces for any nursery operator. Any drop off/pick up will have to take place from the main road outside the school.

The accommodation comprises:

Nursery:

- 3 x Classrooms
- W.C.
- Kitchen
- Reception area

Nursery/After School Club:

- 3 x classrooms
- Office
- W.C.
- Storage room

We are advised the total gross internal floor area is approx. 1,850 sq.ft. (171 sq m).



🎯 PLANNING

The accommodation sits within the grounds of a school which has F1 use, however given the previous use for the buildings on offer were for day nursery purposes, we do not believe planning permission will be required. We recommend any interested party to satisfy themselves in regard to planning before making any proposal.

🎯 EPC

In hand.

🎯 RATING

TBA.

🎯 VAT

I am advised the property is not elected for VAT purposes.

🎯 RENT

We are asking for offers in the region of £45,000 per annum exclusive.

🎯 COSTS

Each party to be responsible for their own legal and professional costs.

🎯 HOLDING DEPOSIT

Purchasers/tenants wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £3000. This deposit is not refundable except if the vendor/landlord withdraws or clear title cannot be proved (or suitable indemnity cannot be provided). In addition the holding deposit is not refundable in the event that a prospective purchaser/tenant fails to exchange/complete after a reasonable period following the submission of the legal documentation or if the purchaser/tenant does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.



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INSPECTIONS STRICTLY BY APPOINTMENT ONLY

CONTACT:

Ben Wallis / Ben Goldstone FRICS

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🎯 IMPORTANT NOTICE

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.

FOR MORE INFORMATION CONTACT:



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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 reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

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 measurements contract.

MEASUREMENTS:

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 lease or 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.

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Offers for the current Freehold investment available, tenants currently in occupation until August 2021, full details available upon request.

March 2022.

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