



**DANGERFIELD
PROPERTY**

FREEHOLD FOR SALE

**FORMER PUB (WITH PLANNING FOR 2 FLATS & 4 HMO UNITS)
AND 6 SELF CONTAINED FLATS ABOVE**

**36-38 FRIERN BARNET ROAD,
NEW SOUTHGATE, LONDON N11 1NA**



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, Dangerfield Property Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Dangerfield Property

Tel: 020 8886 7449 Email: jeremy@dangerfieldproperty.co.uk

Dangerfield Property Limited is a Private Limited Company registered in England and Wales, Registered Number 11815131
VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrovia Business Village, Bessborough Road, Harrow, HA1 3EX



Location

The property occupies a prominent corner position at the junction of Friern Barnet Road (A1003) and Station Road (A109) in New Southgate. The area has undergone extensive regeneration in recent years with the construction of a number of new developments including The Place and Montmorency Park on Station Road and a Coop supermarket with flats above, immediately opposite. New Southgate (London Overground) Station is less than 200m to the south and Arnos Grove (Piccadilly Line) Underground Station approximately quarter of a mile to the east.

Description

The property comprises a former bank on ground floor and basement, with 6 self-contained flats above, all let on assured shorthold tenancies (AST's).

The ground floor and basement were previously used as a pub (Sui Generis) but may be suitable for a number of alternative uses, subject to planning. They are in shell condition requiring complete refurbishment throughout. The ground floor benefits from two entrances and provides predominantly open plan space with a good ceiling height.

Gross Internal Floor Areas

Ground floor	2,675 sqft	(248.5 m ²)
Basement	<u>1,128 sqft</u>	<u>(104.8 m²)</u>
TOTAL	3,803 sqft	(353.3 m ²)

Ground Floor Planning

Planning was granted in November 2023 for 'Change of use of basement and ground floor from public house (Sui Generis) to HMO for up to 4 persons (use class C4) and 2 x self-contained flats'. Full details, drawings and conditions are available via the following link to London Borough of Enfield planning portal:

<https://planningandbuildingcontrol.enfield.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QVZGEMJNHBW00>



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Upper Parts

The upper parts are accessed from an independent front entrance on Station Road and comprise 6 self-contained flats, arranged over first, second and third floors details as follows:

FLAT NO.	FLOOR	SQFT	RENT PCM	AST TERM
1	1st	947	£1,400	TBC
2	1st	705	£1,400	TBC
3	1st,2nd & 3rd	660	£1,400	TBC
4	2nd	644	£1,100	TBC
5	2nd	402	£1,200	TBC
6	3rd	786	£1,225	TBC
TOTAL		4,144	£7,725 PCM	



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Tenure

Freehold, with full vacant possession of the ground floor and basement and subject to the assured shorthold tenancies on the flats above.

Price

Offers in the region of £2,700,000 subject to contract.

VAT:

The property is NOT elected for VAT.



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Energy Performance Certificate (EPC):

Band D – 92.

Legal Costs

Each party will bear their own legal costs.

Viewing

Strictly by appointment with Dangerfield Property

Contact: Jeremy Dangerfield

020 8886 7449

07775 625 674

jeremy@dangerfieldproperty.co.uk

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