

# Freehold Class E building with development potential



34 Henry Road, Barnet, EN4 8BD



# Summary

- Freehold.
- Currently in shell and core with capped services.
- Large roof terrace.
- Approximately 320 metres from New Barnet Rail Station.
- Two entrances on Henry Road and Lancaster Road.
- 6,000 sq ft approx. GIA
- Free on street parking in the vicinity.
- Excellent views on upper floors.
- Potential for conversion for residential, subject to obtaining necessary consents.
- Offers in the region of **£1,350,000 (One million, three hundred and fifty thousand pounds)** are invited for the freehold interest. Only unconditional offers will be considered.



# Location

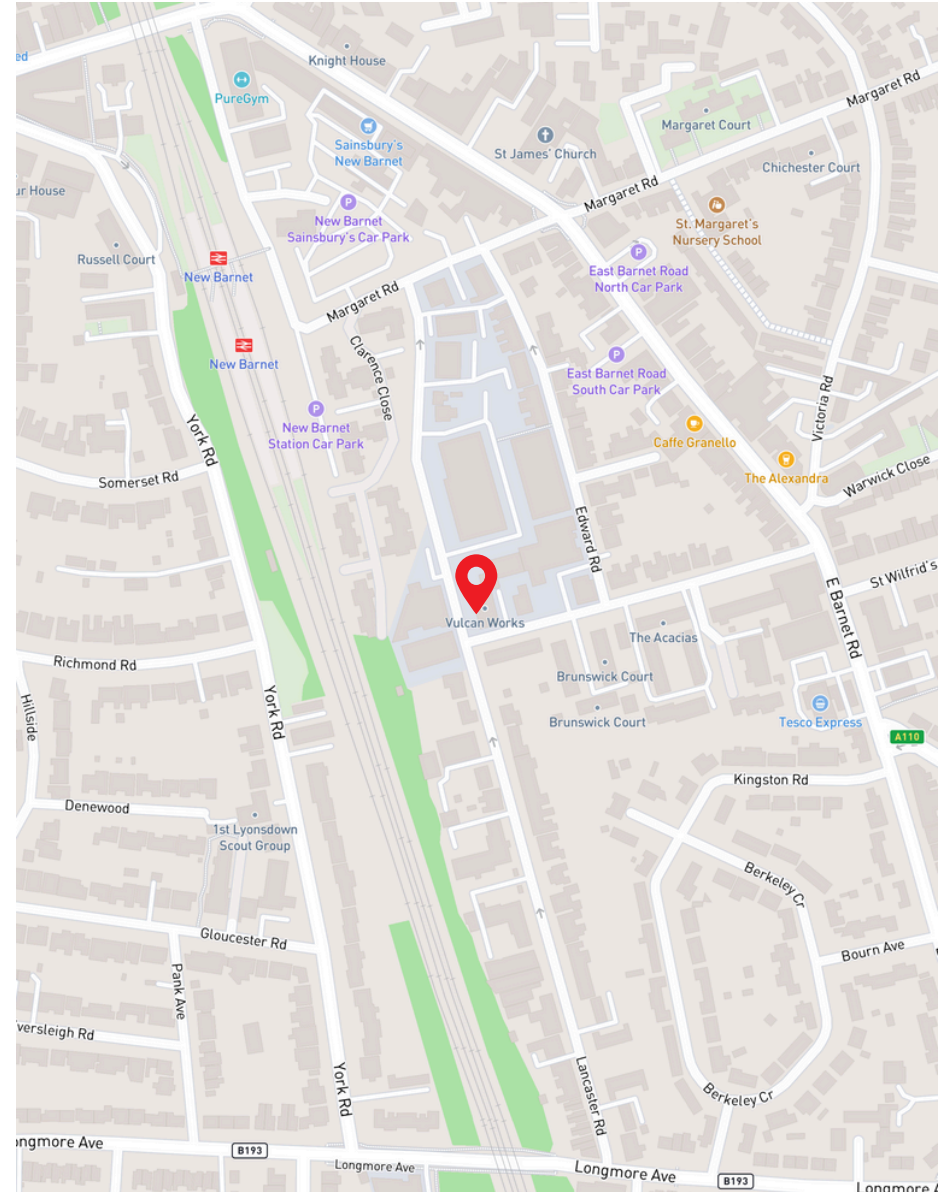
The property is located in the London Borough of Barnet, on the corner of Henry Road and Lancaster Road.

Transport links for the premises are excellent, with New Barnet Station located approximately 320 metres from the property. The area is a mixture of commercial and residential buildings, with numerous amenities nearby including operators like: Sainsbury's, Aldi, Majestic Wine, Pure Gym, Tesco, as well as various schools and nurseries. East Barnet Village is approximately 500 metres away.

## Description

The building was constructed in 2023 and has been left in a shell and core state with capped services. The building has two entrances at ground floor level, with stairs and a 6 person passenger lift servicing the building.

The building is arranged from ground to third floors, with a stunning roof terrace on the 3rd floor. There is also a flat roof above the first floor which could potentially be converted into a roof terrace as well, subject to obtaining the necessary consents.



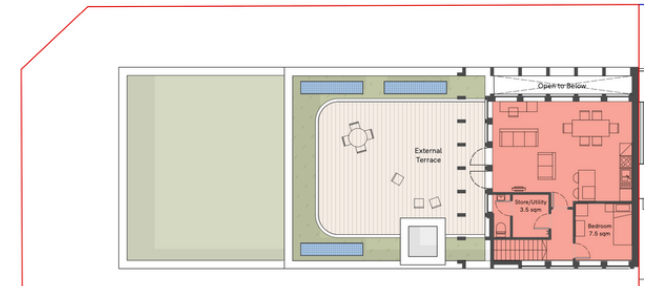


# Planning

The buildings has Class E use.

There may be potential to covert to residential, subject to obtaining the necessary consents. Some draft plans have been created for a 6 apartment scheme. Full plans are available on request.

A planning note on residential development is available on request.



## VAT

The purchase will be VAT applicable. The purchaser may be able to use a 1614D form to remove the VAT however all interested are advised to make their own enquiries

## Anti Money Laundering Procedures

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

## Tenure

Freehold.

## EPC

An EPC is available on request.

## Proposal

Offers in the region of £1,350,000 for the freehold interest.

Only unconditional offers will be considered.

## Contact details

For further information, please contact:

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These particulars do not constitute an offer or contract.  
Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale or letting of the property.

