



1 St Johns Cottages, Summers Lane, North Finchley, London N12 0LA



Freehold Office for Sale with Planning Permission for Four Studios

- Freehold office
 - Planning permission for conversion to 4 self-contained studios
 - ERI £40,800 P.A
 - Double garage
 - Offers in excess of £385,000
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Description

On instructions of Salberg Property Limited, we are pleased to offer for sale a two storey plus basement Victorian Cottage of approximately 1300sq.ft. The property has most recently been utilised as an accountancy office and benefited from a self-contained studio flat and large double garage, which is approximately 204.sq.ft in size. The property has recently been granted planning permission to retain the existing studio and create a further three studios within the existing office space under permitted development rights.

Location

The property is located in Summers Lane, North Finchley within the London Borough of Barnet, with easy access to local amenities as well as those on North Finchley High Road.

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Transport

Transport links include West Finchley Underground Station, New Southgate Main Line Station and North Finchley Bus Depot, for links into the City. Easy access to A406 and both M25 and M1 Motorways.

Planning Permission

Has been granted for the change of use from B1 office to C3 residential to create four studios under planning reference: F/04570/13

Please Note: There is no S106 financial contribution required but a Barnet CIL payment of £17,010 may be payable and further information can be obtained from www.planningportal.gov.uk/cil.

Parking is unrestricted in all nearby streets so there are no associated parking restrictions.

For all further planning enquires please contact Barnet Council Planning Department: 020 8359 2000

Further Information

Floor plans on request.

VAT

We understand the property is not elected for VAT.

Terms

Offers are invited in excess of £375,000 for the vacant freehold interest

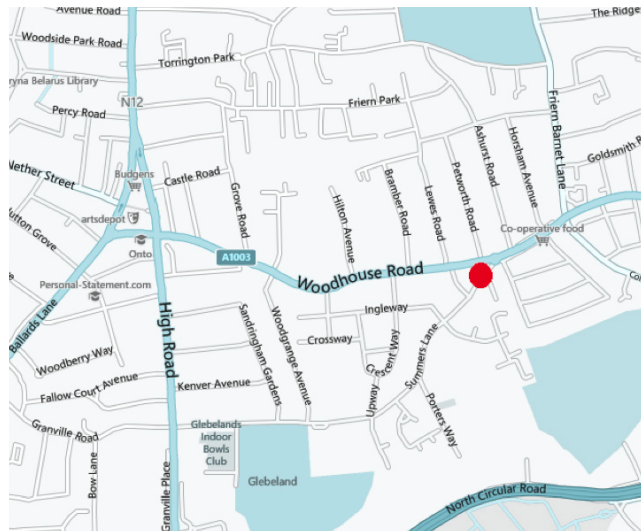
Please Note: The property will be auctioned in the forthcoming Auction House London's auction on the 27th February if not sold prior.

Plan



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Location map



Craig Gray 01992 660204
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