

RAPLEYS

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0370 777 6292

FOR SALE New Community Building

Former New Bevan Church, Grove Road,
New Bevan, Cockfosters, Barnet EN4 9DF

CONTACT **Graham Smith**
07467 955294 | graham.smith@rapleys.com



New community building

D1 Planning Use –nurseries,
community use, places of
worship

Central location in residential
area

Offers invited for the freehold

Close to Cockfosters
underground station (Piccadilly
Line)

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Location

New Bevan is located to the north east of London in the Borough of Barnet, with A-road links to the M25 and into central London. The closest tube stations are at Cockfosters and High Barnet which are the last stations on the Piccadilly and Northern lines respectively.

The nearest over ground rail station is New Barnet, local bus services operate in the area with a stop outside the property, and the site is also close to the local retail centre on the Grove Road/Mount Pleasant roundabout.

Description

A rare opportunity to acquire a new D1 use building during its design and planning stages. The construction of a new community hall is part of a residential development on the site of a former church.

There will be limited parking on site, restricted to two D1 spaces—one disabled and one standard.

Expressions of interest are invited for the purchase of the freehold for the community building only – **not** the residential part. A programme for construction will follow when planning has been secured.

Accommodation

The design is indicated on the enclosed diagrams. Full details have to be confirmed within the planning application in due course, but essentially will include an open hall area with a kitchen and washroom facilities.

Initial indications are for a gross internal floor area of 200 sq m (approx. 2,150 sq ft).

Tenure

Freehold.



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Terms

Offers are invited for the freehold in excess of £1,000,000.

Offers are invited on an unconditional basis. Should a party wish to stipulate any conditions these should be clearly set out with the offer.

Proof of funding is requested with all formal offers. The vendor reserves the right not to accept the highest or any offer.

Rating

The property is not currently listed by the VOA as having a business rates liability. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on www.gov.uk/calculate-your-business-rates.

Energy Performance

Energy Performance Asset Rating: to be assessed once construction is completed.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

Strictly by appointment with the sole agents.

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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