

COMMERCIAL ESTATE AGENTS & VALUERS

**RESIDENTIAL DEVELOPMENT OPPORTUNITY**

***Planning Permission Granted for 3 Flats***

**FREEHOLD FOR SALE**

**LAND TO R/O 172 LONG LANE,  
FINCHLEY CENTRAL, LONDON N3 2RA**



*CGI*

All Transactions are Subject to Contract

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**LOCATION** The property is situated between 181 and 183 Squires Lane and borders properties to the rear of Long Lane. Finchley Central shopping centre and Underground Station are close by and excellent road communications are afforded via the North Circular Road (A406) and the High Road (A1000).

**SITE** Situated on a site of approximately 0.03acre (1,358 sq ft) currently occupied by a small warehouse let on a short-term lease expiring on 11<sup>th</sup> March 2019 at a rental of £9,000 per annum exclusive. Behind the site is a public car park.

**PLANNING** Planning Permission Application No. 17/4327/FUL <https://publicaccess.barnet.gov.uk/online-applications/> was been granted on 14<sup>th</sup> March 2018 for the erection of a 3-storey building comprising 3 flats with balconies at first and second floor levels affording the following approximate gross internal areas.

Lower ground/ground floor 2-bedroom duplex	1,208 sq ft
First floor 1-bedroom	551 sq ft
Second floor studio	<u>403 sq ft</u>
<b>TOTAL</b>	<b>2,162 sq ft</b>

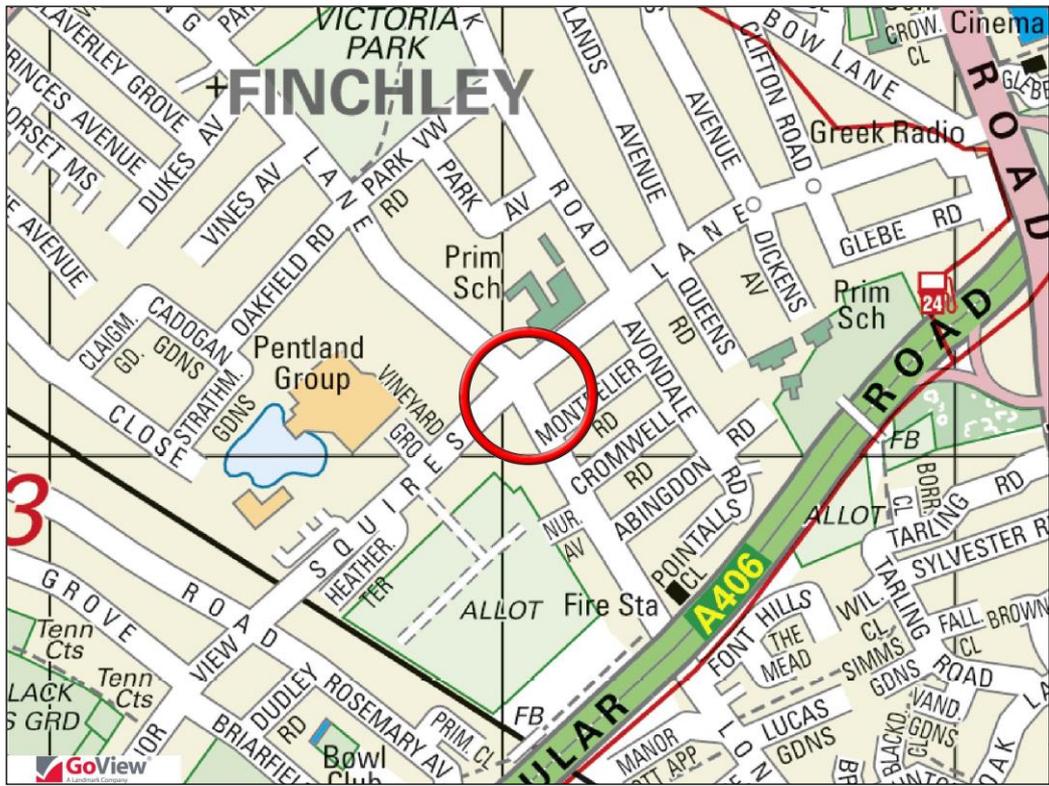
There may be the opportunity to reconfigure and add an additional floor subject to Planning.

**PRICE** Offers invited in excess of £500,000 subject to contract for the benefit of the freehold interest with tenancy and income derived.

**LEGAL COSTS** Each party to be responsible for their own legal costs incurred.

**VIEWING** Strictly by appointment through sole agents as above.





“Michael Berman & Co for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) 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;
- (ii) Michael Berman & Co cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- (iii) no employee of Michael Berman & Co (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
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