
250 EAST END ROAD
FINCHLEY
LONDON N2 8AU

SUPERBLY LOCATED LONDON TOWN CENTRE
FREEHOLD RESIDENTIAL
DEVELOPMENT OPPORTUNITY

SUMMARY

ON THE INSTRUCTIONS OF THE BOBATH CENTRE FOR CHILDREN WITH CEREBRAL PALSY WHICH IS RELOCATING TO NEW PREMISES

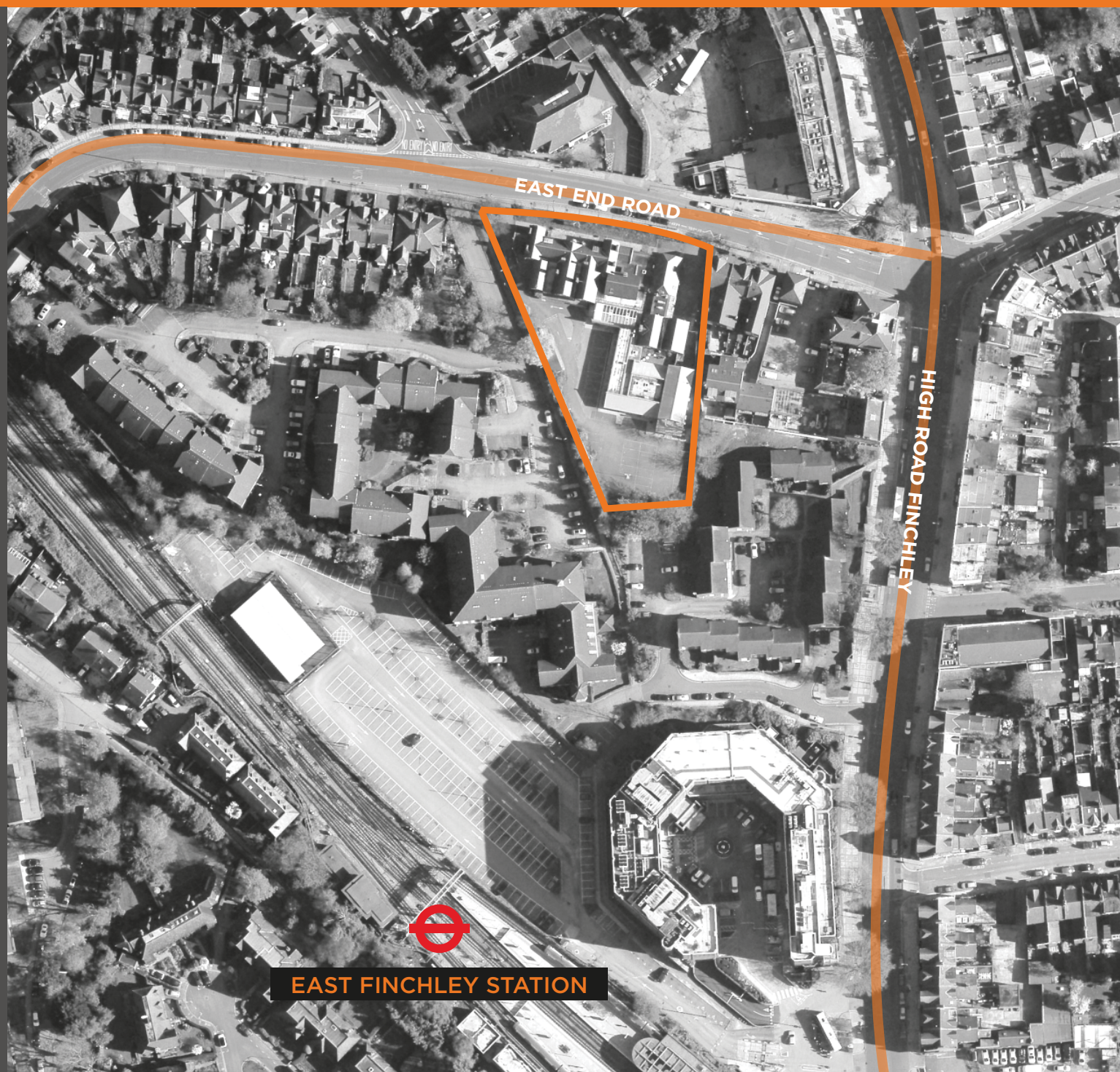
SUPERBLY LOCATED LONDON TOWN CENTRE FREEHOLD RESIDENTIAL DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING CONSENT

14,800 FT²/1,375 M² ON 0.88 ACRES/0.356 HECTARES

EAST FINCHLEY UNDERGROUND STATION 400 YARDS/4 MINUTES WALK

HIGH ROAD SHOPPING 100 YARDS/1 MINUTE WALK

FREEHOLD FOR SALE SUBJECT TO LEASEBACK FOR UP TO 18 MONTHS



LOCATION

The property is superbly located and ideal for residential redevelopment. It is no more than 400 yards/4 minutes walk from East Finchley Underground Station on the Northern Line, which provides direct and fast travel to other parts of North London and to Central London.

There are numerous bus routes available on East End Road and High Road Finchley, no more than 100 yards/1 minute walk.

High Road Finchley offers a wide range of retail and leisure facilities including a Budgens supermarket within 100 yards of the property.





250 EAST END ROAD
FINCHLEY N2 8AU

4

WEST
FINCHLEY

FINCHLEY
CENTRAL

250 EAST END ROAD
FINCHLEY
LONDON N2

BOWES PARK

ALEXANDRA PALACE
ALEXANDRA
PARK

TURNPIKE LANE STATION

HORNSEY

EAST FINCHLEY

QUEENS
WOOD CAFE

HIGHGATE

HIGHGATE
GOLF CLUB

BRENT
CROSS

GOLDERS
GREEN

HAMPSTEAD
HEATH

ARCHWAY

UPPER HO

TUFNELL PARK

HAMPSTEAD HEATH

GOSPEL
OAK

250 EAST END ROAD
FINCHLEY
LONDON N2

EAST FINCHLEY

HIGHGATE
GOLF CLUB

PLANNING

The property is Grade II listed. The Vendor has instructed Montagu Evans Town Planning Consultants to discuss development potential with London Borough of Barnet and a note summarising these discussions is reproduced here. We therefore consider the property suitable for residential redevelopment. The buildings are currently in D1 medical use.

MINUTES OF MEETING WITH LONDON BOROUGH OF BARNET 25 NOVEMBER 2015

These minutes are provided for information purposes only and are not to be relied upon when assessing an offer to purchase the property.

Interested potential purchasers can obtain more information from:

Mr Raoul Veevers
Montagu Evans Town Planning Consultants
5 Bolton Street, London W1J 8BA
Direct: 020 7312 7453
Mobile: 07818 012 549
Switchboard: 020 7493 4002
Email: raoul.veevers@montagu-evans.co.uk

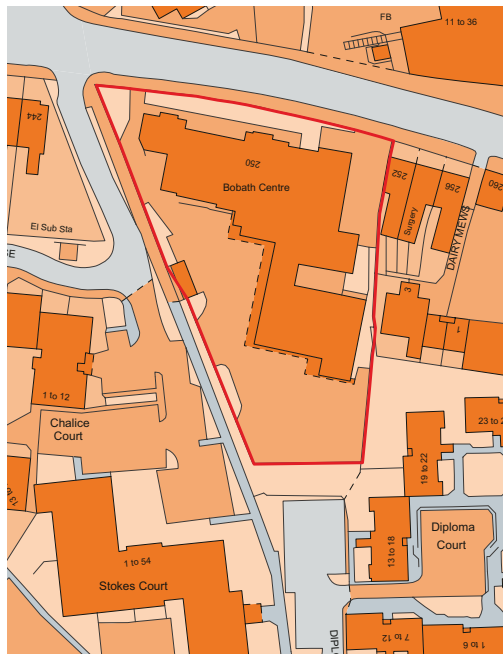
-
- 1 It was explained that the Bobath Centre is a national charity, based in Barnet, offering treatment to children with cerebral palsy from throughout the country and offers training to therapists to practice nationally.
 - 2 [Redacted as this information is not relevant to planning matters].
 - 3 The planning officer confirmed that the primary issue would be the loss of a community use and this would need to be demonstrated to support the development of the site for housing. To demonstrate the loss of a community use, policy (DM13) requires that the community use is relocated to a suitable location or it is marketed to demonstrate there is no demand for such a use. Given the nature of the charity, it would be difficult to undertake a marketing exercise while the building is occupied and the charity could not afford to move without selling.
 - 4 Montagu Evans noted that should the existing use be a community use Policy DM13 requires either relocation OR marketing but not both. Relocation to a 'suitable location' is necessary and this may be within the Borough but it doesn't preclude other locations, particularly if the charity is national.
 - 5 Montagu Evans queried whether the existing use is a community use. The centre provides specialist medical care and is a national charity rather than being available to the local community. The planning officer suggested that an alternative case could be made as part of any application.
 - 6 Bobath asked whether the Council was aware of new community space, possibly provided as part of a section 106 that the centre could relocate to. The planning officer was not aware but agreed to provide contact details of colleagues in the Estates Department.



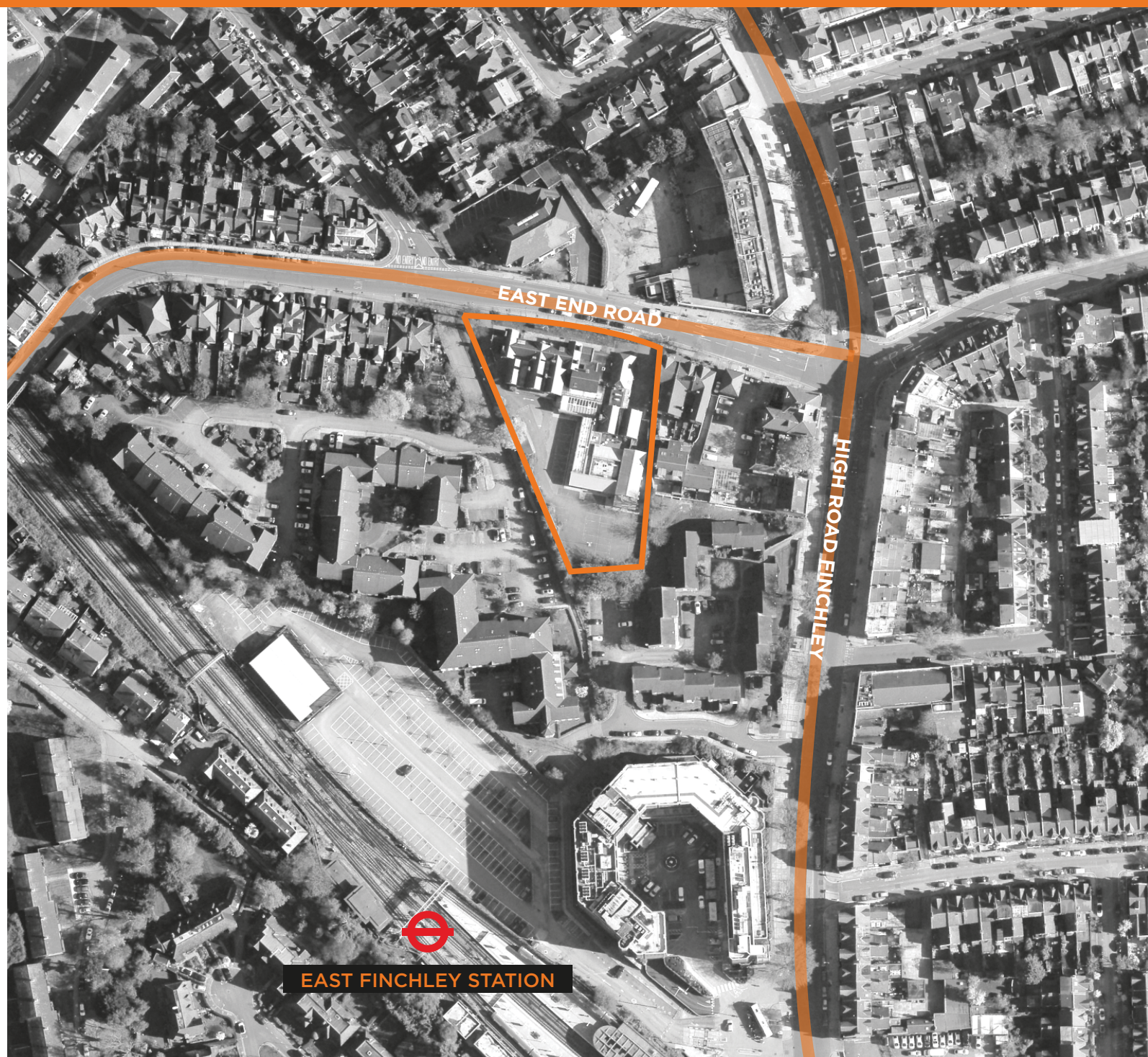


ENVIRONMENTAL CONSIDERATIONS

The Vendor has obtained an Environmental Phase 1 Report from Contaminated Land Solutions Limited. The report concludes that there “appear to be no major contamination issues associated with the site.....and no increased risk to human health from redevelopment of the site for the proposed residential use.” The benefit of this report can be assigned to the purchaser on completion of the sale if required.



Not to scale. For identification purposes only. This plan is based upon the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office. Crown Copyright reserved.



THE PROPOSAL

The Vendors offer the freehold of the property for sale on an unconditional basis subject to a lease back at a peppercorn rent for 18 months with the Vendor only having the option to terminate the lease at any time on one month's notice. The Vendor will pay rates and will reimburse the insurance premium. It will undertake to keep the property wind and watertight.

Unconditional offers only are invited.



Viewing

The property is used to treat children with cerebral palsy and is fully operational. It is therefore essential that viewings are carried out only during block viewing times as follows:

Monday	May 9th	3-6pm
Tuesday	May 10th	3-6pm
Friday	May 13th	2-5pm
Tuesday	May 17th	9-12pm
Wednesday	May 18th	10-12pm
Friday	May 20th	3-5pm
Tuesday	May 24th	morning or afternoon
Wednesday	May 25th	9-12pm



FURTHER INFORMATION

LEIGHTON
GOLDHILL

For more information please contact:

Ivor French FRICS

+44 (0)20 7244 4202

ifrench@leightongoldhill.com

David Coleman MRICS

+44 (0)20 7244 4214

dcoleman@leightongoldhill.com

To view please contact:

Carol Pegden

+44 (0)20 7244 4216

cpegden@leightongoldhill.com

Notice: Leighton Goldhill Limited gives notice to anyone who may read this information as follows: 1.0 this information is prepared for the guidance only of prospective purchasers. It is intended to give a fair description of the property but is not intended to constitute part of an offer or contract; 2.0 any information(whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact; 3.0 nothing in this information is to be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order; 4.0 any photographs appearing in this information may show only certain parts of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs; 5.0 any areas, measurements or distances referred to are approximate only; 6.0 where there is reference in this information to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser; 7.0 descriptions of a property are inevitably subjective and the descriptions are given in good faith as an opinion and not by way of statement of fact; 8.0 plans are published for convenience of identification only and although believed to be correct, their accuracy is not guaranteed and they do not form part of any contract. May 2016