

# For Sale or Short Term Letting

**Avion Crescent Grahame Park Way, NW9 5QY**



**The property comprises a single storey concrete framed former sea-scout hut building of 176.5 sq metres (1,900 sq ft) with a tarmac yard at the front and additional grassed site adjoining providing a total site area of 1,577 sq metres**



## Description

The premises comprise a former sea scout HQ with a large open space with an entrance hall, office, WC and kitchen facilities. The premises have gas heating.



## Accommodation :

Ground floor is split as follows:

Main Hall: 119 sq metres (1,280 sq ft).

Kitchen: 14 sq metres (150 sq ft)

Office: 10.9 sq metres (118 sq ft)

With entrance hall and WC comprising a total gross internal area of approximately 176.5 sq m or 1,900 sq ft. In addition there is high level storage above the kitchen and WC. Not measured but approximately 69.3 sq metres (746 sq ft) according to the VOA assessment.

**Site Area:** 1,577 sq metres

### **Use / Planning:**

The following is a guide on the type of development that is likely to be approved by the Planning Department. The guide is site specific and so applicants should be familiar with the Council's Development Plan and the General Planning Policies of both Central and Local Government that would apply to any development on this site. B1 Business use, B2 General Industry and B8 Warehouse with D2 Assembly and Leisure including community use will be permitted. Retail user, an hotel or Residential will not be permitted. The attached location plan on page 2 shows the developable area which can be built on as well as the areas that have to be reserved for landscaping. The frontage strip is for quality landscaping including replacement tree planting together with two 4 metre wide strips adjacent to the northern and southern boundaries, forming amenity strips on either side of the projected building are also required for planting. Further information is available from Property Services.

### **Lease**

The Council expect to be selling the site eventually for redevelopment and so a lease for a term of five years only is offered, excluding Sections 24-28 of the Landlord and Tenant Act 1954.

### **Rates (payable by Lessee)**

2005 Rateable Value: £4,050

We would expect the Rateable Value to be revised on occupation by a commercial user.

### **Costs**

The prospective purchaser or tenant will be responsible for the Council's legal and surveyor's fees.

**Further Information**

Richard Malinowski or Simon Shaer	0208 359 7359 / 7357
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## **General Information**

1. The areas and measurements contained within these particulars are approximate figures only and no warranty is given as to their accuracy. The prospective tenants should satisfy themselves as to site areas and other matters of measurement from their own inspections and surveys. These details do not form part of any contract.
2. All statements made herein are made without responsibility on the part of the London Borough of Barnet and its employees, and should not be relied upon as statements or representations of fact. Prospective tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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5. In no case shall any prospective tenant have any claim for expenses incurred in the preparation of any offer, nor in respect of any other matter.
6. The Council is not obliged to accept the highest or any offer received.

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1. The above information does not constitute part of an offer or contract.
2. All statements made in the above information are without responsibility on the part of the council or its officers.
3. None of the statements contained in the above information should be relied on as statements or representations of fact.
4. Any prospective tenant must satisfy themselves by inspection or otherwise as to the correctness and accuracy of the above information.
5. The council does not propose issuing instructions to agents and if you are an agent it is assumed that you are retained by your client.