

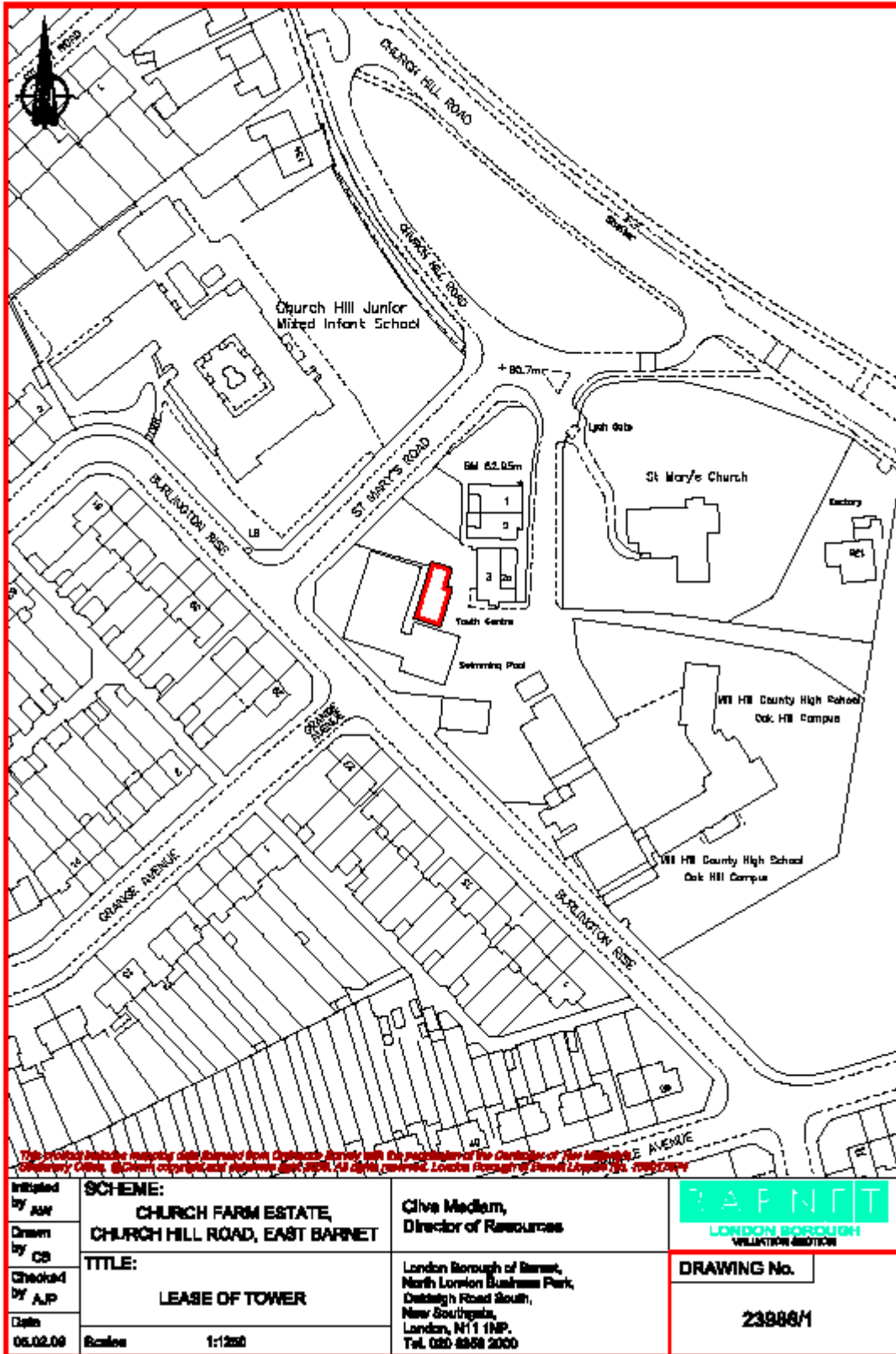
## To Let

Expressions of interest are invited for these premises  
which are suitable for community or leisure use

The Tower, Church Farm Estate  
Church Hill Road, East Barnet, EN4 8XE



Offers in the region of £20,000 per annum exclusive



Initiated by AJW Drawn by CB Checked by AJP Date 05.02.09	<b>SCHEME:</b> CHURCH FARM ESTATE, CHURCH HILL ROAD, EAST BARNET  <b>TITLE:</b> LEASE OF TOWER  Scale 1:1250	Clive Medlam, Director of Resources  London Borough of Barnet, North London Business Park, Debbagh Road South, New Southgate, London, N11 1NP. Tel. 020 8858 2000	 WILLINGTON SECTION  <b>DRAWING No.</b>  23986/H
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## **Location & Description**

Church Farm is located approximately half a mile south of East Barnet Village and opposite Oakhill Park. Oakleigh Park British Rail Station is close by and a regular bus service with links to Arnos Grove and Whetstone High Road stops in Church Hill Road.

The Tower is part of a complex of buildings that include a Youth premises occupied by the YMCA and the Church Farm Swimming Pool. There is a car park in front of the building.

The Tower accommodation is spread over three floors with a good ceiling height on the ground floor. The first floor contains the ladies and gents toilets and a kitchenette.

The premises are in a reasonable condition, but would benefit from internal refurbishment and redecoration as well as some minor external repairs.

## **Lease Terms**

The Council is proposing a three year lease on these premises with falls outside the Landlord and Tenant Act 1954, there is therefore no automatic right of renewal on expiry with a limited obligation of keeping the premises wind and water tight and maintaining in its current condition as evidenced by a schedule of conditions. The tenant will be responsible for business rates, utilities and payment of insurance premiums.

It should be noted that the swimming pool's water supply is located on the first floor within the property and so access for maintenance will have to be allowed for Greenwich Leisure.

## **Accommodation (approximate gross internal areas)**

Ground floor	81 square meters / 875 square feet
First floor	96 square meters / 1,036 square feet
Second floor	46 square meters / 497 square feet

## Use/Planning

Prospective tenants should make their own enquiries with the Planning Department on 020 8359 4561.

## Rates Payable

Rateable value: £6,300

Rates payable in 2008/2009: £2,910.60 per annum

## Offers (all offers are made subject to contract)

Offers in the region of £5,000 per annum are invited. All offers are made subject to contract and the tenant will be responsible for the landlord's legal and surveying costs.

## Viewing and further Information

Ashley Wright	
Property Services and Valuation London Borough of Barnet, Building 4, North London Business Park Oakleigh Road South, New Southgate London N11 1NP	Phone: 020 8359 7362 E-mail: ashley.wright@barnet.gov.uk Fax: : 0870 889 7450

## References

The prospective tenant will be required to provide satisfactory references prior to the Council granting a lease. References should take the form of the following:

- a professional reference (accountant, solicitor etc.)
- a previous landlord's reference, a trade reference (someone who has had business dealings with the prospective tenant for a period of at least three years)
- a bank reference which must support the rent for the lease

The references required will be determined by the Council upon acceptance of an offer. The Council reserves the right to make their own further enquiries and to require a rent deposit equal to six months rental and /or sureties.

### **General Information**

1. The area and measurements contained within these particulars are approximate figures only and no warranty is given to the 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.
3. The London Borough of Barnet and its employees do not give any warranty whatsoever in relation to the property.
4. The property will be leased as seen with all latent and patent defects and neither the London Borough of Barnet nor its employees warrant that it is suitable for any proposed use.
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.

**Misrepresentation Act 1967 and Property Misdescriptions Act 1991**

The Council gives notice that:-

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.