

London N11

Holly Park Clinic, Holly Park Road, Friern Barnet N11 3HB

- **A Freehold Detached Former Health Centre (D1 Use)**
- **GIa extending to Approximately 295.35 sq m (3,179 sq ft)**
- **Parking Area to Front for Eleven Vehicles**
- **Site Area Approximately 0.063 Hectares (0.156 Acres)**
- **Possible potential for Redevelopment of Site to provide a Block of Flats, subject to obtaining all necessary consents. Council response to Pre-Application enquiries available**

Vacant Possession

**ON THE INSTRUCTIONS OF
NHS PROPERTY SERVICES**



Property Services



To View

The property will be open for viewing every Monday and Saturday before the Auction between 12.00 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Bevan Brittan (Ref: R Harrison).
Tel: 0117 918 8500.
Email: nhspsauctions@bevanbrittan.com

VACANT – Freehold Building and Site



Tenure

Freehold.

Location

The property is situated on the north-west side of Holly Park Road, to the east of its junction with Glenthorne Road. Local shops are available close by, with the fashionable shops, bars and restaurants of Crouch End, Muswell Hill and Southgate also being accessible. Rail services run from New Southgate Station and Underground services (Piccadilly Line) run from Arnos Grove Station within a mile to the east. The North Circular Road (A406) lies a short distance to the south and provides access to the A1, A10 and M1 Motorway. The open spaces of Bethune Park are within walking distance to the north.

Description

The property comprises a detached single storey former health centre (D1 Use) arranged beneath a flat roof. The property benefits from off-street parking to the front for 11 vehicles and occupies a roughly rectangular, broadly level site extending to approximately 0.063 hectares (0.156 acres). The property may afford possible potential for residential redevelopment, subject to obtaining all necessary consents.

Accommodation

Ground Floor – Reception Area and Waiting Room, Clinical Rooms, WCs

GIa Approximately 295.35 sq m (3,179 sq ft)

Site Area Approximately 0.063 Hectares (0.156 Acres)

Planning

Local Planning Authority: London Borough of Barnet.
Tel: 0208 359 4676.

The property may afford possible potential for residential redevelopment of site, subject to obtaining all necessary consents. A pre-application enquiry has been submitted to the Council for redevelopment of the site to provide a three storey building comprising a total of nine self-contained flats. Copies of the submission document, proposed floor plans and the Council's response, which is broadly supportive of the principle of redevelopment, are available for inspection within the legal pack.

VAT

VAT is NOT applicable to this lot.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.