



1 CHURCH PASSAGE

CHIPPING BARNET, BARNET,
HERTFORDSHIRE, EN5 4QS

MIXED-USE INVESTMENT WITH
PLANNING CONSENT FOR TWO
ADDITIONAL FLATS

FREEHOLD FOR SALE

RIB

ROBERT IRVING BURNS

EXECUTIVE SUMMARY

A PRIME OPPORTUNITY TO ACQUIRE A FREEHOLD MIXED-USE BUILDING IN THE HEART OF CHIPPING BARNET.

- The property comprises of approx. 5,000 sq ft (plus 393 sq ft of terraces)
- Commercial Ground Floor consists of: Restaurant and a Retail unit
- First floor: 4 flats (2 x 2-bed, 2 x 1-bed)
- Planning consent in perpetuity for 2 additional flats; structural groundwork completed
- Unit B the rent will increase on 18th August 2028 to £72,129.44 pa.
- Projected ERV of £173,318.44 per annum based upon the fixed rental uplift of Unit B in 2028.
- Located minutes from High Barnet Underground Station (Northern Line)
- Positioned on a bustling High Street in a sought-after North London suburb



LOCATION

Barnet is one of the largest Borough's in London and is estimated to grow by 5.2% over the next 10 years.

1 Church Passage occupies a central position in Chipping Barnet, a thriving and affluent North-West London suburb approximately 12 miles from Central London.

This prime location offers strong footfall and visibility, making it highly attractive to both commercial and residential occupiers.

LOCAL OCCUPIERS

GAIL's

GREGGS

Iceland
COSTA



Boots





CONNECTIVITY

CONNECTIVITY		
HIGH BARNET UNDERGROUND STATION (NORTHERN LINE)		
Central London		35 min
M25 JUNCTION 23-2.5 MILES NORTHWEST		
DISTANCE		APPROX. TIME
Easy access to A1(M)	5.5 miles	10-15 min
Easy access to North Circular	5-8 miles	15-20 min
Easy access to A10	7-9 miles	20-25 min
Easy access to M1	6-7 miles	15-20 min



DESCRIPTION

The property comprises two commercial units and four self-contained residential flats, with planning consent in perpetuity for two additional flats on the second floor.

The property is arranged over ground and first floors and includes:

- A 2,180 sq ft newly refurbished restaurant with kitchen, storage, WCs, and customer seating let to Villaggio Restaurant
- A 660 sq ft recently redecorated retail unit, let to Cherry Lodge Cancer Care
- 4 self-contained flats on the first floor:
 - 2 x 2-bedroom flats
 - 2 x 1-bedroom flats
 - Two units benefit from generous private terraces

PLANNING CONSENT

- Implemented consent for 2 x 1-bedroom flats on the roof (part of a 6-unit scheme; 4 built)
- Planning remains valid in perpetuity
- Plans and elevations available upon request.
- Structural groundwork completed by the previous vendor, with costs exceeding £75,000



* Front elevation including the proposed second floor flats. For indicative purposes only.

TENANCY & ACCOMMODATION SCHEDULE

Accommodation	Size (sqft)	Size (sqm)	Use	Tenure	Lease Start	Lease Expiry	Rent Review	Break Clause	Rent (PA)
Unit A (Retail) Cherry Lodge Cancer Care	660	61	A1	FRI	31/07/2023	30/07/2030	31/07/2027	31/07/2027	£29,789
Unit B (Restaurant) Villaggio Restaurant	2,180	203	A3	FRI	18/08/2023	17/08/2033	18/08/2028	18/08/2028	£62,500 rising to £72,129.44 on 18/08/28
Flat C (Residential)	400	37	C3	AST	30/07/2024	29/07/2025	-	27/01/2025	£14,400
Flat D (Residential)	750	70	C3	AST	13/03/2025	12/03/2026	-	10/09/2025	£19,200
Flat E (Residential)	405 (+269 RT)	51 (+12 RT)	C3	AST	13/07/2024	12/07/2025	-	10/01/2025	£16,800
Flat F (Residential)	545 (+124 RT)	38 (+25 RT)	C3	AST	02/06/2025	1/12/2025	-	-	£21,000
Total Roof Terrace	393	37							
Total	4,940	460							
Total (including roof terrace's)	5,333	497							£163,689 (Rising to £173,318.44 in August 2028)

* Unit B will benefit from a fixed rental uplift on 18/08/2028 to £72,129.44 per annum.
* Unit A : Outside LTA Act 1954.
* Unit B: Inside LTA Act 1954.
* Floor areas are subject to verification and any prospected purchaser are advised to verify this themselves.

TENURE

Freehold – NGL348858.

LEGAL COST

Each party to bear their own legal costs.

VAT

The property is elected for VAT.

EPC

Available on request.

PRICE

Price on Application (POA)

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed. May 2025

FOR FURTHER INFORMATION CONTACT:

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