

63-65
High
Street
Barnet
EN5 5UU



Freehold Development
Opportunity for Sale

Location

The Property is well located on Barnet High Street, a busy thoroughfare linking High Street Barnet and Hadley Wood. 63-65 High Street is nestled amongst other recognised retail and leisure operators including Holland & Barrett, Boots and Gails.

The Property benefits from close proximity to The Spires Shopping Centre which is home to a number of retailers including Waitrose, Waterstones and H&M and provides 440 car parking spaces within walking distance of the High Street.

The Property is located approximately 0.5 miles from High Barnet Underground Station which provides frequent Northern Line services to Central London. It is approximately 1.5 miles to New Barnet Station which offers Great Northern overground trains to Moorgate and Kings Cross St Pancras. The Property benefits from convenient access to the A1 (M), M1 and M25 Motorway connecting to the rest of London and beyond.



CONNECTIVITY

0.5 miles
to High Barnet Underground Station



31 mins
to Moorgate via New Barnet Station



34 mins
to Charing Cross via High Barnet Station



29 mins
to Kings Cross St Pancras via High Barnet Station



The Building

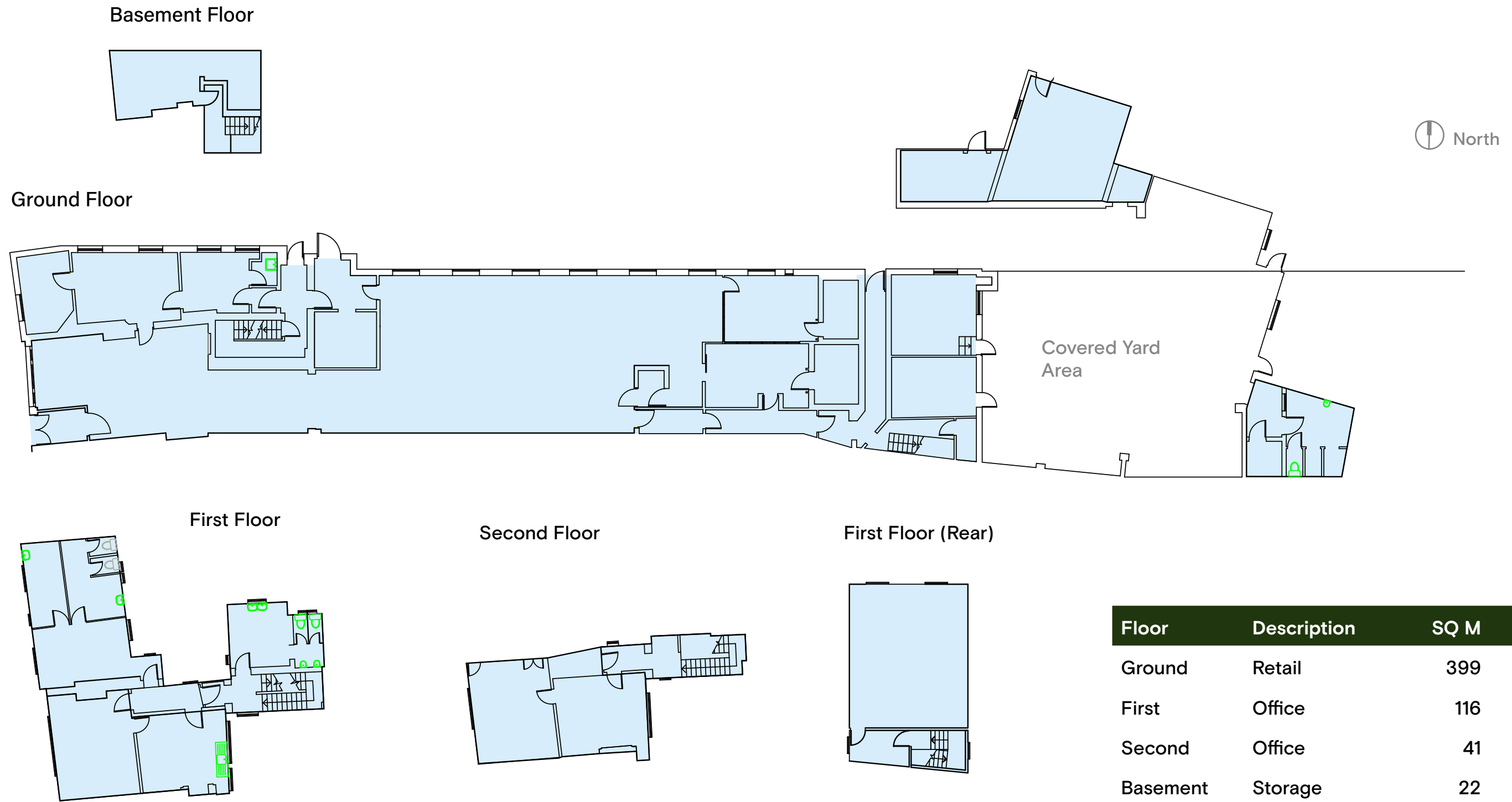
The Property is a three-storey mid-terrace retail unit set over Ground, First and Second Floor with access to Basement plant space. The Ground Floor provides open plan retail or leisure accommodation with partitioned office space to the front and rear.

The First and Second Floors are accessed by a staircase to the front of the Property and provide office and welfare accommodation. There is a second staircase to the rear of the Property that provides access to separate First Floor office space.

There is direct access from the High Street to partially covered rear yard measuring approximately 3,500 SQ FT. The entrance height is 3.85m.



Accommodation



Floor	Description	SQ M	SQ FT
Ground	Retail	399	4,300
First	Office	116	1,245
Second	Office	41	444
Basement	Storage	22	237
Total		578	6,226

Floorplans and measurements are provided for indicative purposes only. Not to scale.

Further Information

TENURE

The Property is held under Freehold title number AGL146831. The site extends to approximately 0.30 acres (0.12 hectares).

EPC

The Property has an EPC rating of D75. A copy of the EPC is available on request.

BUSINESS RATES

The Property has a Rateable Value of £51,000 effective 01 April 2026. Interested parties are advised to make their own enquiries with the Local Authority.

VAT

The Property is not opted for VAT.

ANTI MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the preferred purchaser will be required to provide acceptable identification documentation.

PROPOSAL

We are instructed to seek offers in excess of £1,300,000 (one million three hundred thousand pounds) for our clients Freehold interest in the Property.



Map provided for ID purposes only. Not to scale.
Source: Edozo

PLANNING

The Property is located within the London Borough of Barnet. The Property is not listed but is located within the Wood Street Conservation Area. The Property is suitable for redevelopment subject to obtaining the necessary planning consents.

VIEWINGS

Further information and viewings are to be arranged through sole agents, BNP Paribas Real Estate.



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