

FOR SALE FREEHOLD – GUIDE PRICE: £595,000 + VAT BUILDERS ARMS, 3 ALBERT ROAD, BARNET, EN4 9SH



- Town centre location close to New Barnet railway station
- Substantial ground floor footprint including; commercial kitchen, two distinct trade areas and large beer cellarage
- Total Gross Internal Area circa 2,809 square feet
- Alternate use potential, subject to obtaining the necessary consents
- The property will appeal to local licensed operators, developers, builders and investors

Location

New Barnet is a neighbourhood on the north east side of the London Borough of Barnet. It is a largely residential suburb located east of Chipping Barnet, west of Cockfosters, south of the village of Monken Hadley and north of Oakley Park.

East Barnet Road is dominated by a medium-sized Sainsbury's supermarket surrounded by a cluster of shops and facilities including; PureGym, Tesco Express, Majestic Wine and Screwfix. Several independent cafés and shops also exist on the high street.

The Builders Arms is located on the western side of Albert Road, close to the junction with the A110 East Barnet Road. The pub is only a couple of minutes' walk from New Barnet railway station, which provides frequent Great Northern services into central London (including routes towards Moorgate and King's Cross). The immediate area has seen significant development including the Victoria Quarter, a scheme of over 400 residential units on the former gas works site, immediately opposite the Builders Arms.

Property Description

The Builders Arms is a two-storey part rendered building, of brick construction under a pitched tiled roof. The building also has a single storey extension to its southern boundary under a flat roof.

Accommodation

The property comprises a traditional public house arranged over ground floor. The building presents as a two-room operation at ground floor level, with a front bar and a larger side bar forming the principal trading areas, with an adjoining kitchen to the rear of the bar servery. Customer facilities at ground floor include separate gents and ladies W/Cs and a small entrance hall.

Ancillary accommodation includes; a large beer cellar and a substantial store located in the single storey side extension.

Private accommodation is accessed via the stairwell behind the front bar and and comprises; two double bedrooms, a lounge, an office and bathroom.

Externally the property benefits from a large rear courtyard and substantial part brick and wooden framed covered drinking area.

The property has a total footprint of approximately 2,809 sq ft(including cellar and store) and occupies a total site area of around 0.104 acres.

Tenure

Freehold. The property is held under Title Number NGL709001 and a Site Plan is included on page 5.

The rear portion of the site that includes part of the external drinking space falls onto land under the ownership of Network Rail. There is a 3 year rolling agreement with Network Rail. Further details available on request.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

Fixtures & Fittings

The sale of the property will include any trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. No fixtures and fittings will be warranted and no inventory can be provided. Any branded or leased items and any items owned by third parties will be excluded from the sale.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £38,000 with effect from 1st April 2026. The domestic accommodation is within Band B for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

Virtual Tour

<https://my.matterport.com/show/?m=eZP7c8PJiPC&help=1>=1&ts=1>

EPC

The property has an EPC rating of Band C. A copy is available upon request.

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries

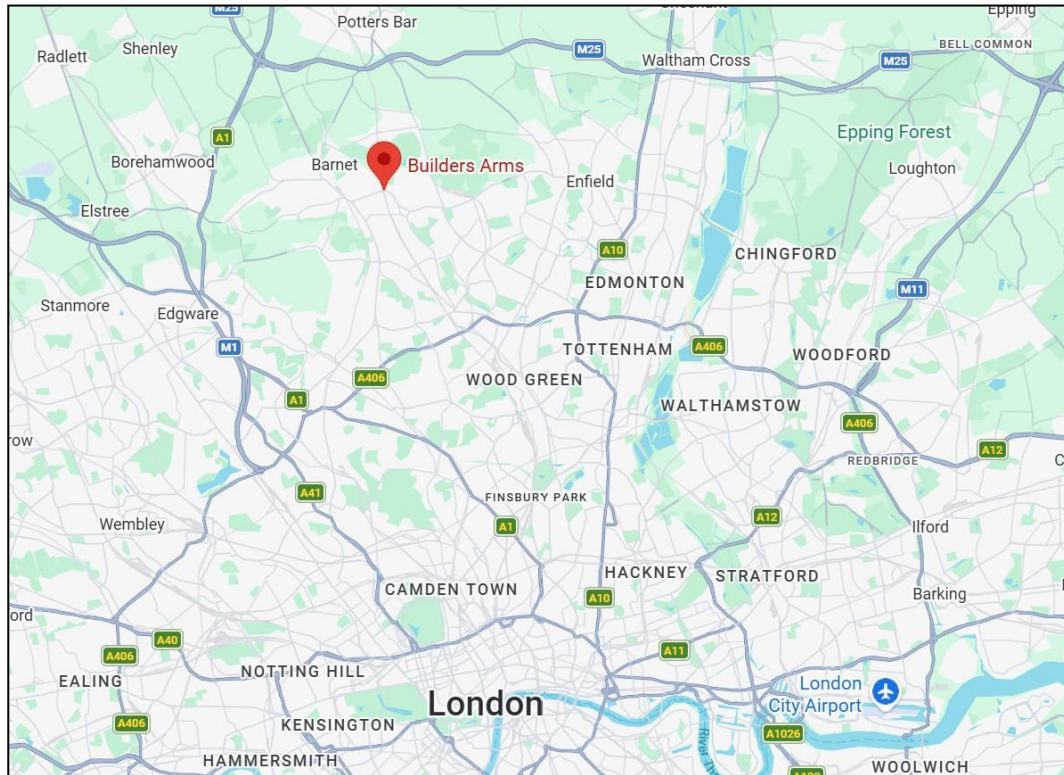


Contact: Richard Tole
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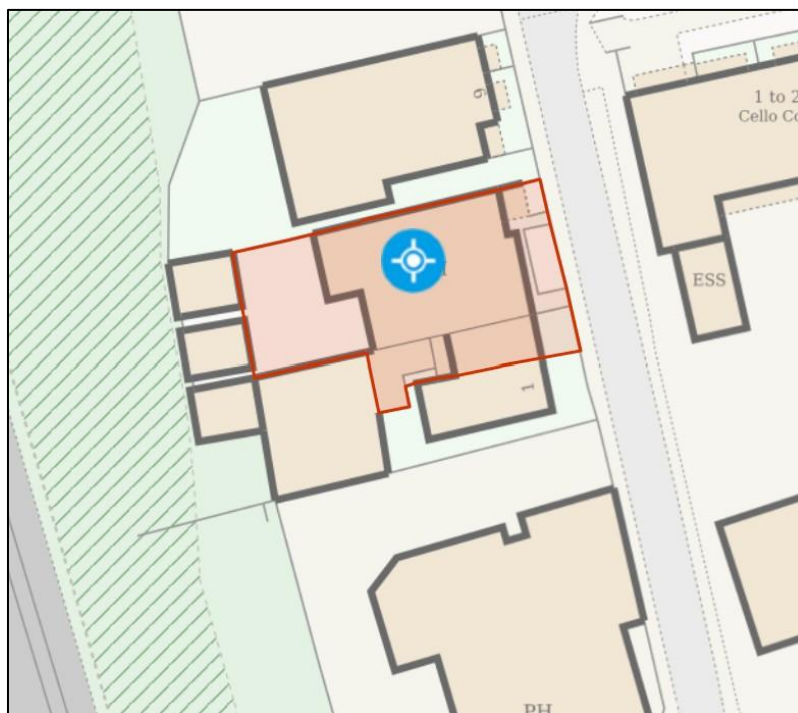


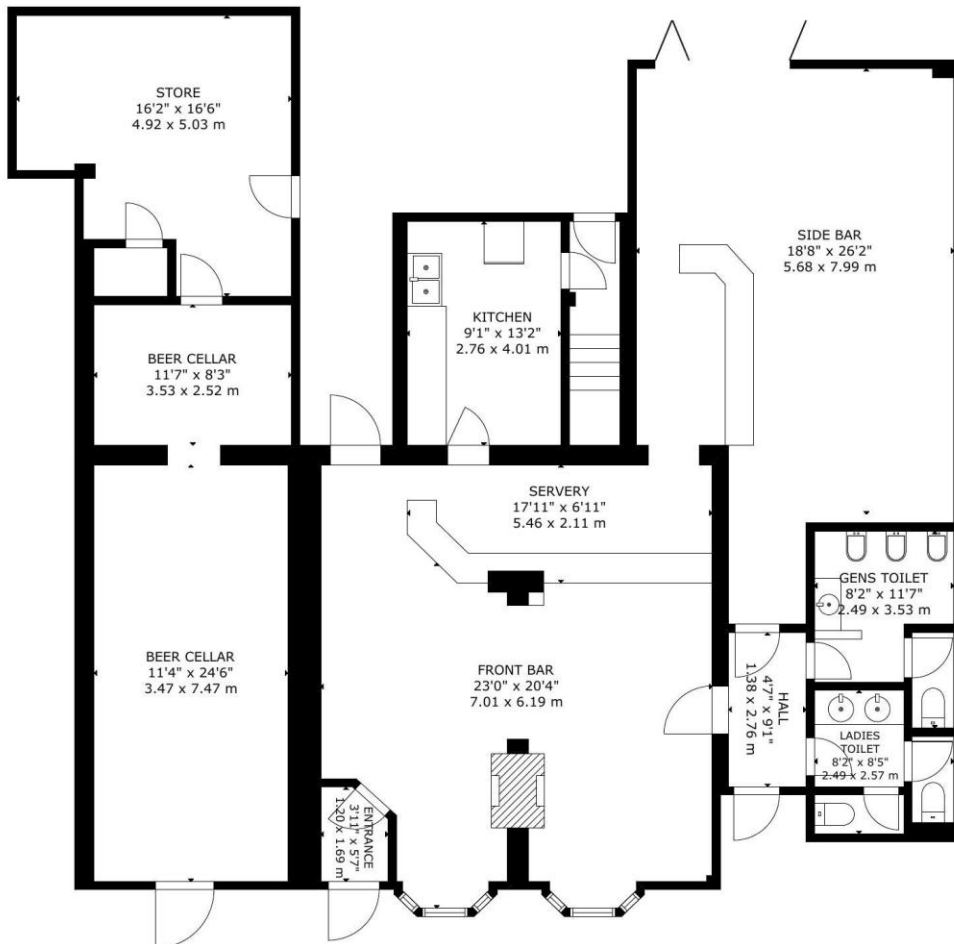


Location Plan

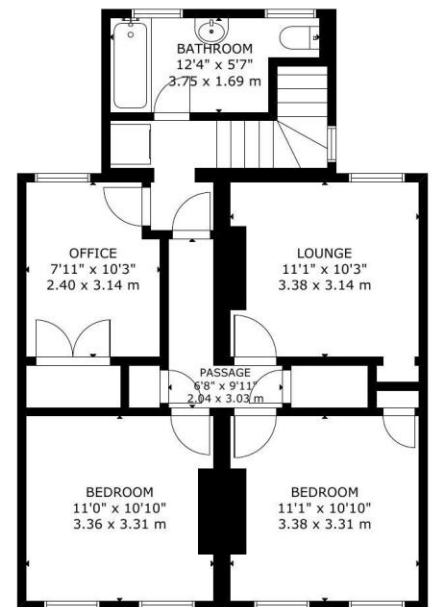


Site Plan





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 203 m²/2,188 sq ft
GROUND FLOOR: 139 m²/1,496 sq ft, FIRST FLOOR: 64 m²/692 sq ft
EXCLUDED AREAS: BEER CELLAR: 36 m²/386 sq ft, STORE: 22 m²/235 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

