

# RUBENS HOUSE

ON THE INSTRUCTIONS OF  
**JEWISH CARE**



184 BALLARDS LANE, FINCHLEY, LONDON N3 2NB

FORMER RESIDENTIAL CARE HOME WITH SIGNIFICANT DEVELOPMENT POTENTIAL





## EXECUTIVE SUMMARY

### A SUBSTANTIAL FORMER RESIDENTIAL CARE HOME IN FINCHLEY, BENEFITING FROM SIGNIFICANT RE-DEVELOPMENT POTENTIAL

- Freehold **former residential care home** offered for sale comprising 50-bedrooms plus ancillary space
- **Prominent site** measuring approx. 0.70 acres / 0.283 hectares
- **GIA** approx. 2,190.7 sq. m. (23,581 sq. ft.)
- Existing **C2 use class**
- Located within **0.5 kms of West Finchley Underground Station**
- Substantial **re-development potential for a variety of uses**, subject to obtaining all necessary consents
- **Offers invited for the freehold interest**



REAR OF RUBENS HOUSE





## DESCRIPTION

Rubens House is a former residential care home extending to approximately 2,190.7 sq. m. (23,581 sq. ft.) GIA.

The building comprises, dining, living, staff and consultation rooms on the ground-floor, with 50-bedrooms from the first - fourth floors.

In addition, within the upper levels, there are further rooms which had been previously used as a synagogue, staff areas, offices, storage and a hairdressing salon.

To the front of the property, there are twelve marked surface-parking spaces.

There is potential to convert, refurbish and extend the building for a variety of uses, subject to obtaining all of the necessary consents.



# LOCATION

Rubens House is located on Ballards Lane, Finchley, 0.5 kms (0.3 miles) from West Finchley & 1 km (0.6 miles) from Finchley Central Underground Stations.

The area is affluent, comprising a mix of families, downsizers and young professionals, where properties of all types continue to benefit from strong capital appreciation.

The area has experienced substantial growth over the past decade, underpinned by excellent schools and transport links as well as being a short journey time into Central London by both car and public transport.

The Town Centre and High Street offer an abundance of restaurants, shops and supermarkets. There are a number of highly rated schools in the vicinity.

West Finchley and Finchley Central stations provide access to the Northern Line, with journey times of 16 minutes to King's Cross St Pancras, 24 minutes to Tottenham Court Road and 29 minutes to Bank from West Finchley (Source: TFL).

# KEY DISTANCES

- **Victoria Park:** 0.2 kms (0.1 miles)
- **West Finchley Underground Station:** 0.5 kms (0.3 miles)
- **Waitrose Supermarket:** 0.6 kms (0.4 miles)
- **Moss Hall Junior School:** 0.6 kms (0.4 miles)
- **Finchley Central Underground Station:** 1 km (0.6 miles)
- **David Lloyd Finchley:** 1 km (0.6 miles)
- **Finchley Lido Leisure Centre & Vue Cinema:** 1.3 kms (0.8 miles)
- **Finchley Golf Club:** 1.8 kms (1.1 miles)
- **Brent Cross Shopping Centre:** 5 kms (3 miles)

FINCHLEY CENTRAL



FINCHLEY GOLF CLUB





# TITLE & TENURE

The freehold interest in Rubens House comprises the site area edged red on the Freehold Title Plan (*shown on this page*) with a number of leases in place.

## FINCHLEY REFORM SYNAGOGUE

There is an occupational lease over Rubens House to the Finchley Reform Synagogue, for the use of the building as a synagogue, kindergarten, a winter emergency shelter and temporary overnight residential accommodation.

The lease expires 22nd February 2022 and is contracted outside of the security provisions of the L&T Act 1954. The annual rent is £95,000.

## SHINE HOUSE

A building referred to as Shine House sits within the freehold demise, edged yellow and numbered 1 and 2 on the plan on this page. The demise of the area numbered 2 is for the airspace only.

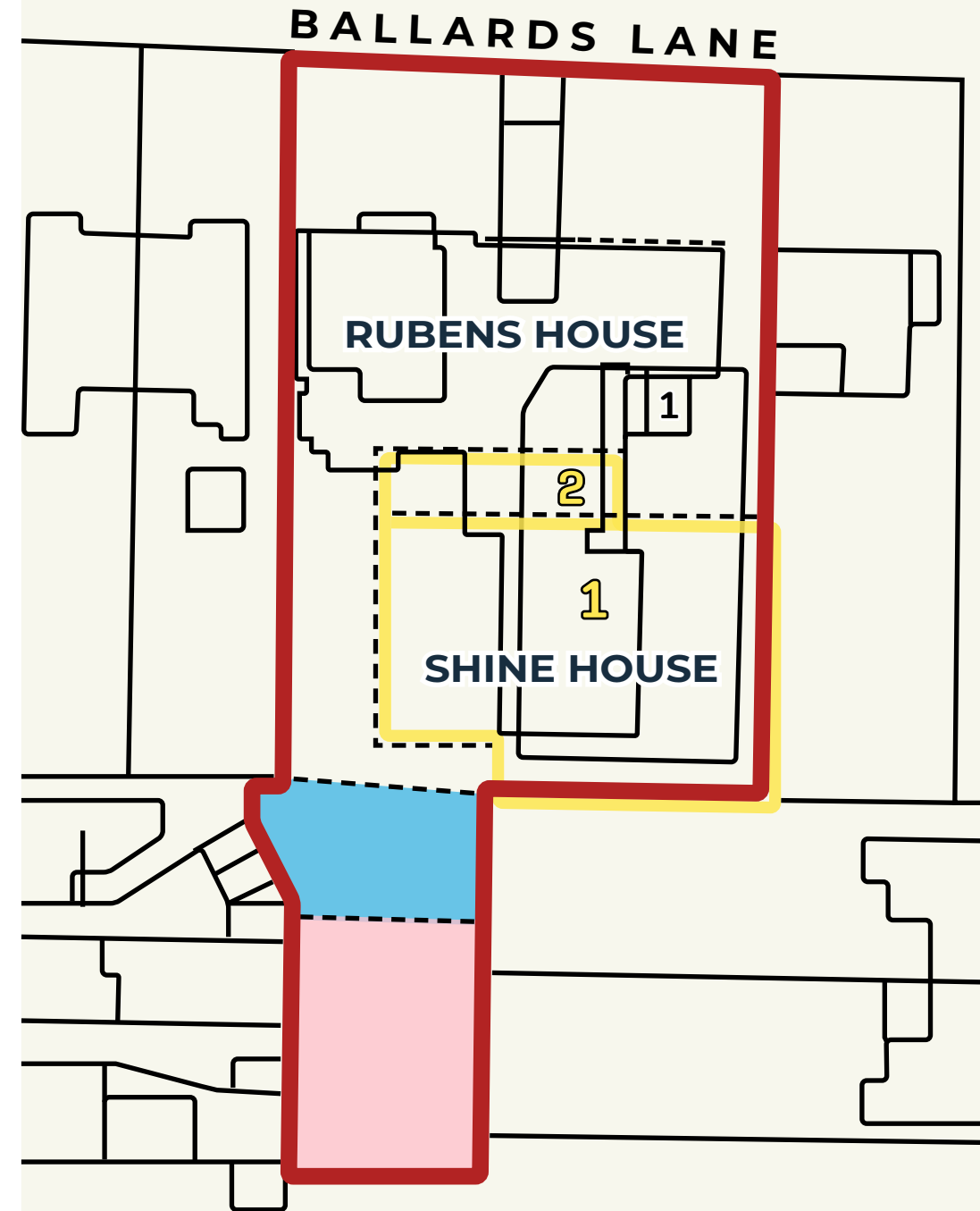
Shine House is a five-storey building providing extra care housing for elderly care needs, which has a 99-year leasehold interest in the land from 2nd September 1991, expiring 1st September 2090, inside the L&T Act 1954.

The project data room contains the Shine House Lease Plan and more information regarding rights of access and the shared garden.

The Tenant must pay a fair and proper proportion of the expense of cleaning, lighting, repairing and maintaining the access to the premises.

## SUB-STATION

The **Sub-Station** lease is holding over on a previous term of 45 years from 15 May 1965, expiring 14 May 2010. Rent is payable in the sum of £15 per annum, payable on May 15 in each year. The Tenant is to pay all rates, taxes, assessments and outgoings. The demise is marked at 1 on the plan opposite.



**FREEHOLD TITLE PLAN** NOT TO SCALE

Rubens House is located in the London Borough of Barnet and was built in 1966.

Prior to November 2019 the building had been in continuous use for a period of over 30 years as a care home, with a C2 use class designation.

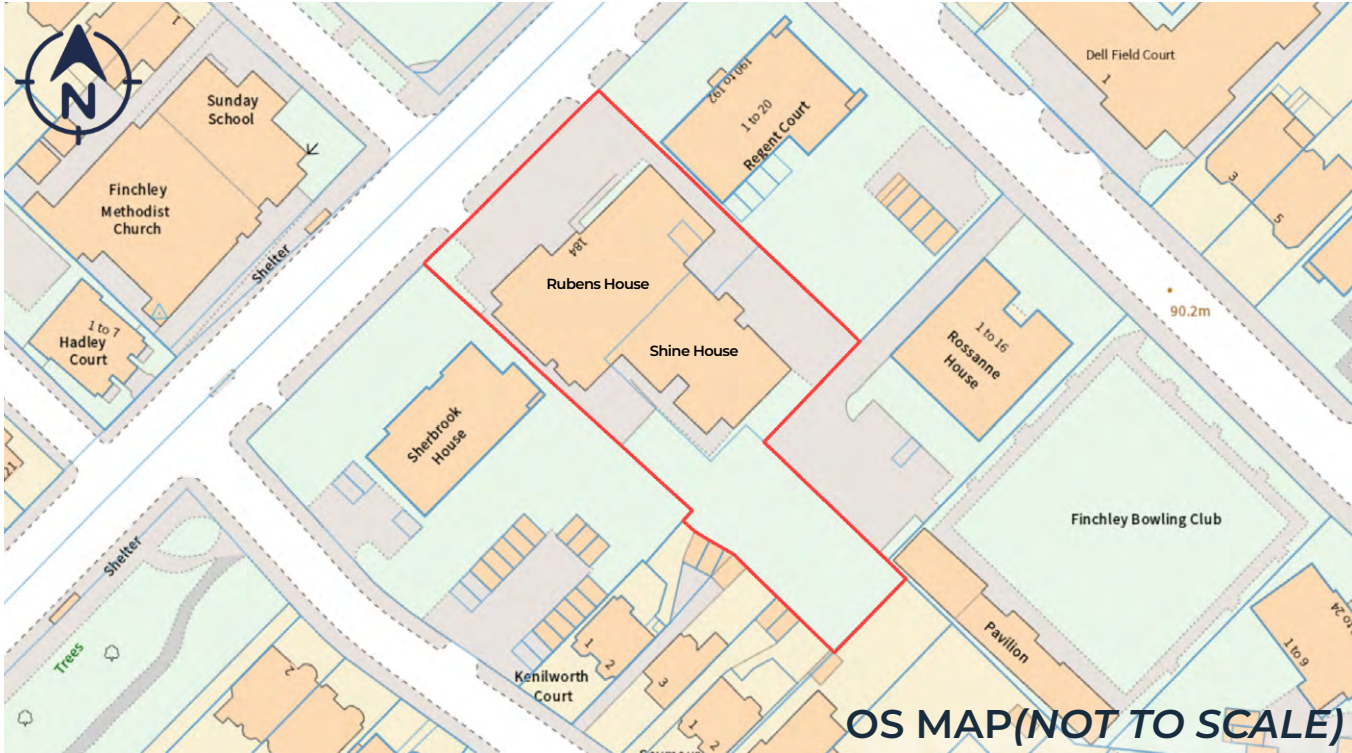
The property is located outside of the Greenbelt, is not within a protected/conservation area, and is not within a flood risk zone.

There is potential to redevelop, refurbish and extend the property for a variety of uses, subject to obtaining all of the necessary consents.

The building would lend itself well to residential and the existing configuration could suit Co-living, HMO, Hostel uses as well as refurbishment and retention of the existing C2 use.



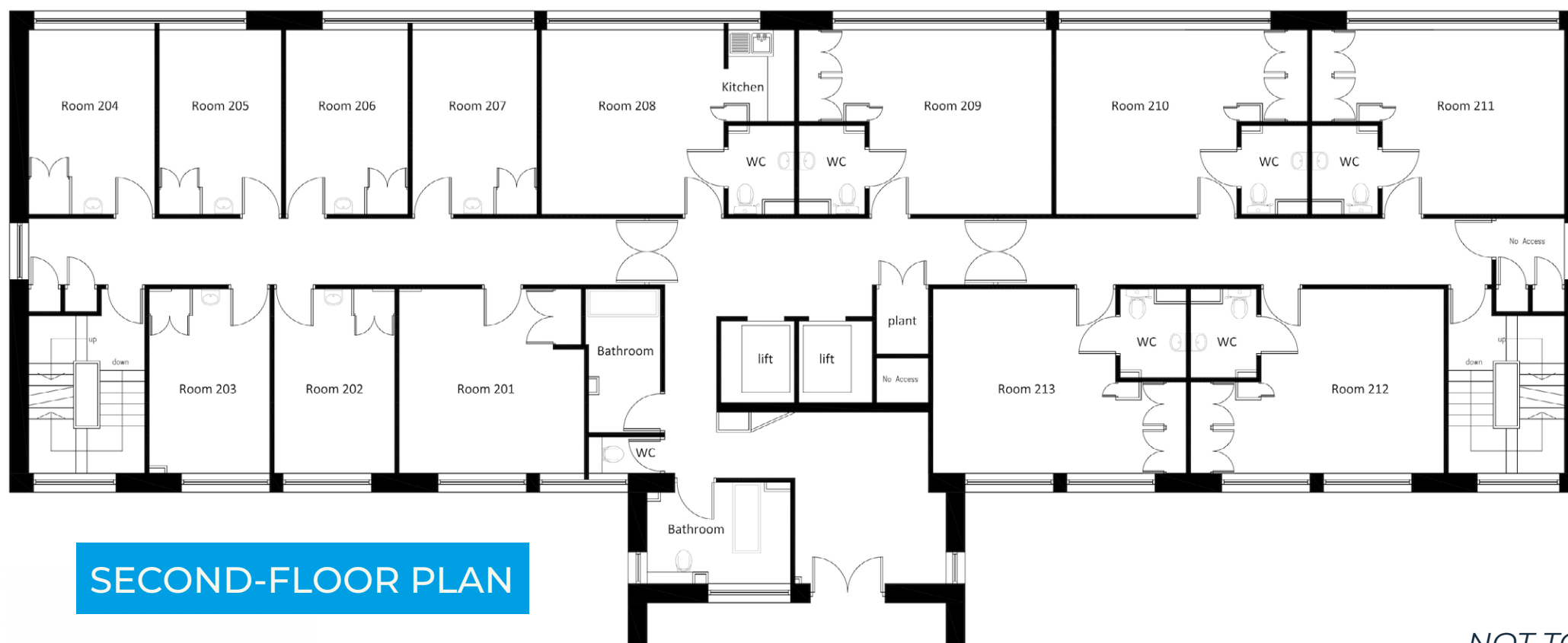
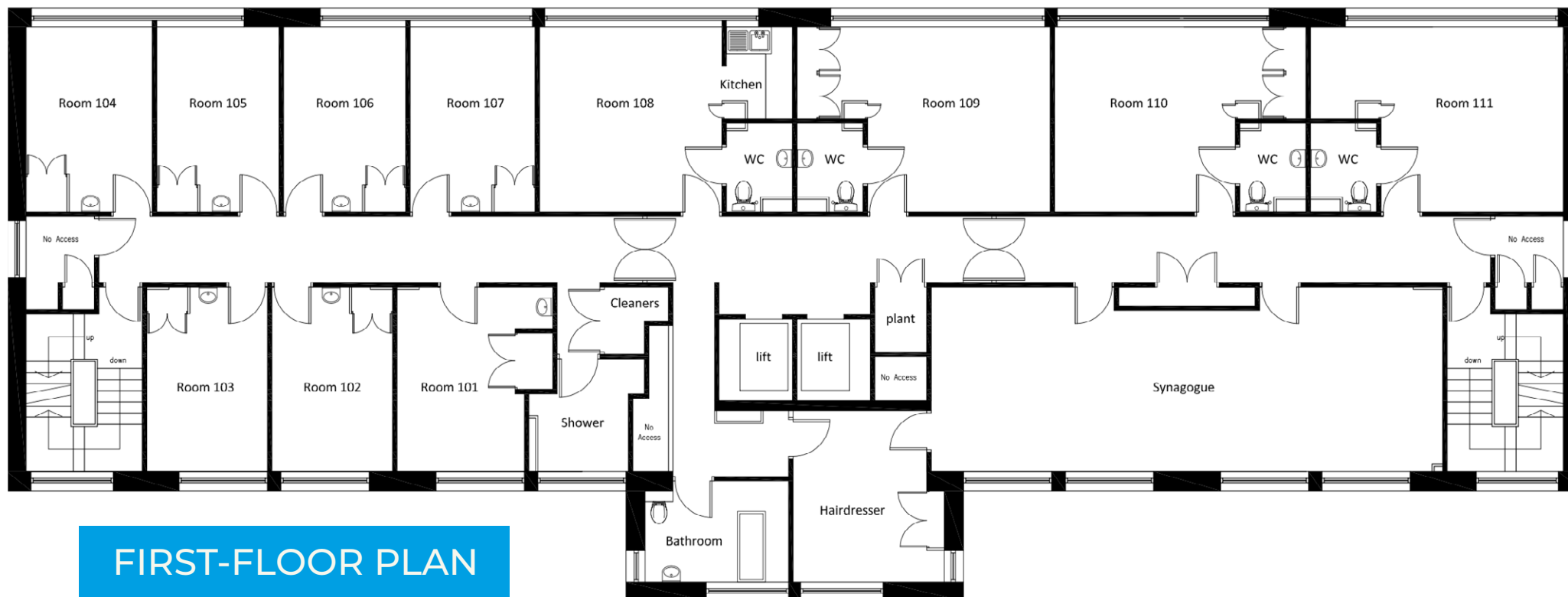
FLOOR	GIA SQ. FT.	GIA SQ. M.
Basement	574	53.3
Ground	7,135	662.9
First	3,975	369.3
Second	3,997	371.3
Third	3,961	368
Fourth	3,939	365.9
TOTAL	23,581	2,190.7



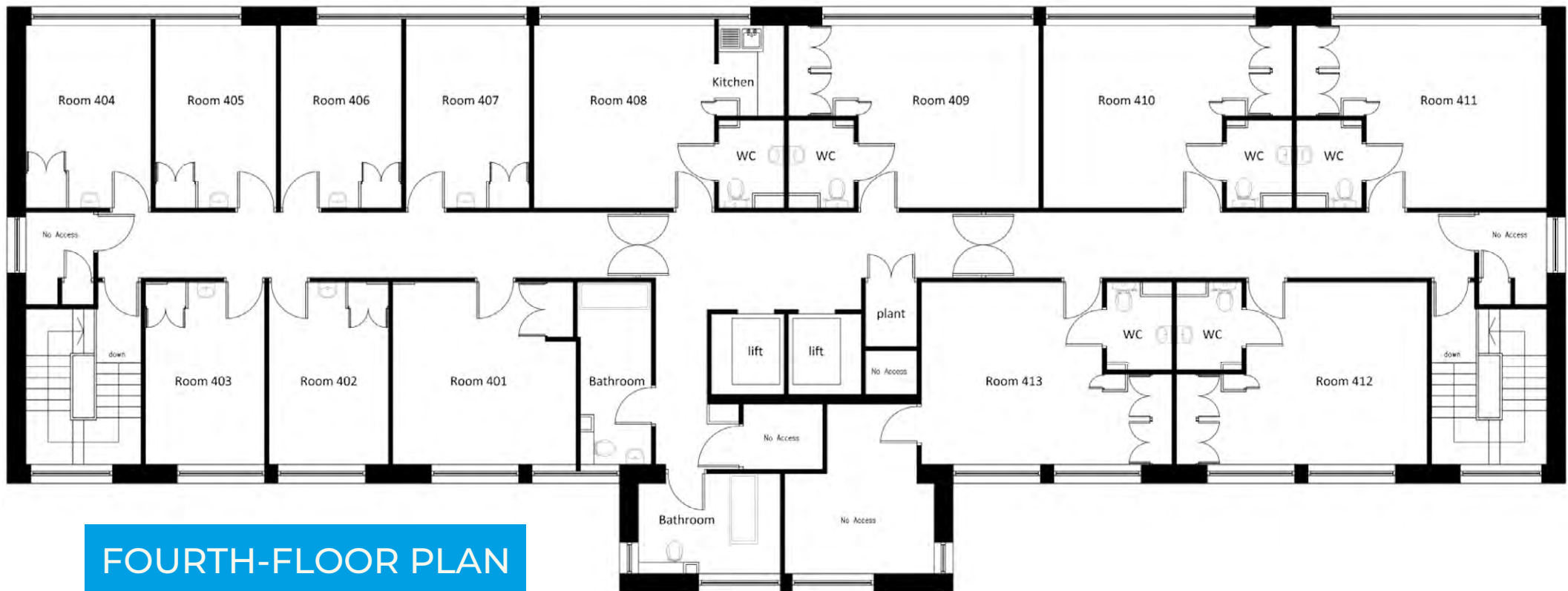
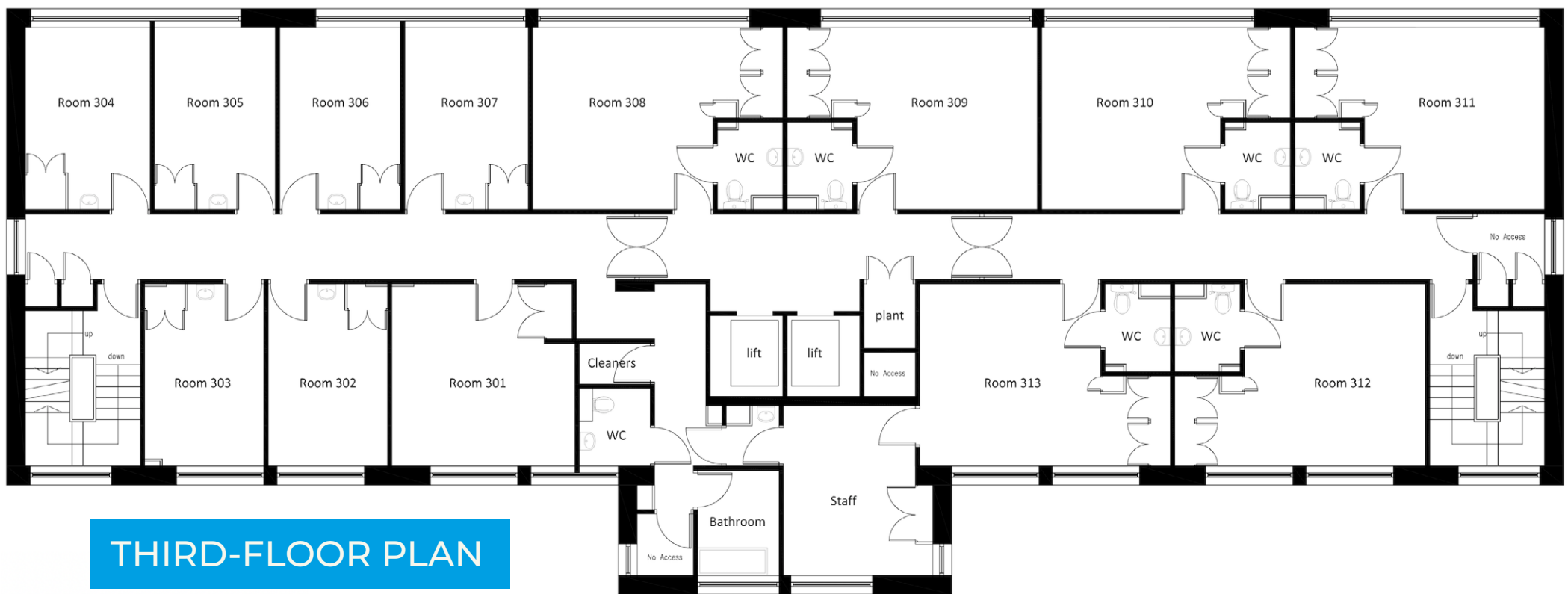


## GROUND-FLOOR PLAN

NOT TO SCALE











AERIAL IMAGE



VIEW FROM RUBENS HOUSE



VIEW OVER SHINE HOUSE



## METHOD OF SALE

The property is for sale freehold by way of informal tender (unless sold prior).

## EPC

The property has an EPC rating of C. The EPC certificate is available within the dataroom.

## VAT

The property is not elected for VAT.

## FURTHER INFORMATION

A dedicated project data room has been set up and interested parties are able to register for login details at: [www.rubenshouse.co.uk](http://www.rubenshouse.co.uk)

## CONTACT

For further information or to arrange an inspection, please contact the joint-sole agents:



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