

PROMINENT CLASS E FREEHOLD FOR SALE LONDON, N8 8DL 1 CROUCH END HILL



Description

The premises are located in a highly prominent position on the junction of Crouch Hill, Crouch End Hill and The Broadway.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises is currently arranged over a ground floor banking hall with basement and one floor of offices/ancillary accommodation at first floor, the first floor can be accessed separately and, therefore, maybe suitable for alternative uses, subject to the necessary planning permission/consents obtained, providing the following approximate areas:

Ground Floor	1,206 sq. ft.	(112.08 sq. m)
Basement	722 sq. ft.	(67.10 sq. m)
First Floor Offices	823 sq. ft.	(76.49 sq. m)

Plans of the accommodation are available on request.

User

The premises currently falls under Class E use.

Terms

The property is offered to the market with vacant possession seeking offers in excess of **£785,000**.

** In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transactions.*

Subject to Contract

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£43,750
UBR (20/21)	0.499p

All parties are to advised to make their own enquires to the relevant authority.

EPC

A full report is available upon request.

Legal Costs

Each party to pay their own legal fees incurred in this transaction.

Viewing

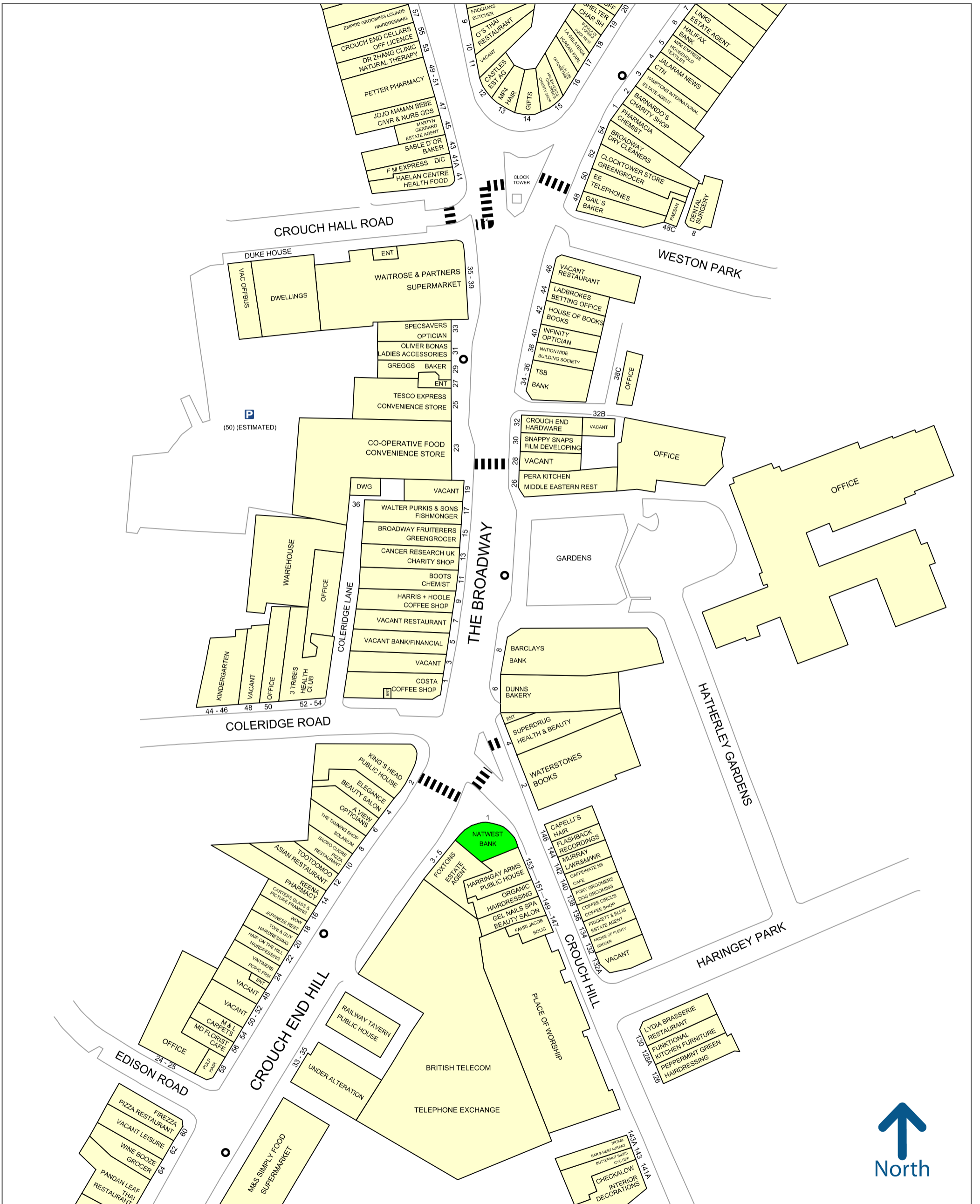
Strictly by appointment through sole agents, **Green & Partners**, contacting:

Rowen Grandison **07733 303121**
rowen.grandison@greenpartners.co.uk

Mike Willoughby **07810 480291**
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In partnership with:





50 metres

Experian Goad Plan Created: 01/11/2021
Created By: Green and Partners



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