

Claridges

COMMERCIAL PROPERTY CONSULTANTS

SUBSTANTIAL GROUND FLOOR SPACE

****A1/A2/A3/B1/D1/D2 USES – STP****

FOR SALE OR TO LET

APPROX 9500 SQ FT (882.55 SQ M)

WITH 99' ROAD FRONTAGE & FORECOURT



HORNSEY ROAD, LONDON N7 7HE

020 8559 1122

Location: Situated north of Seven Sisters Road and within easy reach of Finsbury Park underground/mainline station (0.5 miles) and approximately 0.48 miles to Upper Holloway station. Holloway Road is nearby and there is good access to The City and the West End. There are good shopping facilities and bus services available in Seven Sisters and Holloway Road.

Description: Mixed commercial and residential block with an extensive frontage to Hornsey Road of approximately 30.64m (99.56') The ground floor presently comprises two units one being used for air conditioning, sales, repairs and installation and the second as a commercial bakers. The space could lend itself to a variety of uses such as A1, A2, A3, A5 and D1/D2 as well as a commercial kitchen. This space could be split to smaller areas, if required. There is parking for a limited number of cars at basement level.

Areas: The total gross internal floor area is approximately 9,401 sq ft. (873.35m²) arranged as follows:

318-322 Hornsey Road

Approx. 7,050 sq. ft. (654.9m²)

Frontage to Hornsey Road approx. 17.67m (59')

Ceiling height approx. 11' 8" (3.64m)

First floor offices

Approx. 394 sq. ft (36.6m²)

324-326 Hornsey Road

Approx. 1,957 sq ft. (181.81m²)

Frontage to Hornsey Road approx. 12.87m (41')

Ceiling height approx. 11' 8" (3.77m)

Maximum depth approx. 125' (38.35m)

Maximum width approx. 104' (31.91m.)

Total gross internal floor area approximately 9,401 sq ft (873.31m²)

Both properties have rear access leading to the rear loading area and car park.

Residential upper part comprises 21 flats all sold to a Housing Association who have a 999 years lease at a peppercorn ground rent.

There is an underground car park which is included within the residential lease. However, our client is in talks to buy back the spaces.

Please note that whilst the rear loading/car park is included with the commercial demise others may have car parking rights, which is currently being investigated.

Terms: **Option 1**
Offers are invited to purchase the Freehold interest of the entire property in the region of £2.5million, subject to contract, vacant possession of the commercial units and subject to the lease to the Housing Association.

Option 2
Our client would also consider letting the property on a new full repairing and insuring lease for a term to be agreed – rental offers invited.

Consideration may also be given to letting the commercial units either as a single unit or as two individual units. Full details upon application.

Tenure: Freehold

- Planning:** We are advised that both properties enjoy B1 and A1 retail uses. Ideal for a number of D1/D2 uses including educational, training, religious, medical, health and fitness etc. Favourable consideration will be given to a change of use to D1 or D2 as well as A2, A3 & A5 subject to planning.
- Business Rates:** London Borough of Islington - TBC. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.
- Reference Charge:** Claridges charges a fee of £250 plus VAT for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.
- Holding Deposit:** Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.
- Viewing:** **By Appointment only via Agents**
Claridges Commercial – 020 8559 1122
E: info@claridges-commercial.co.uk

Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT. (VAT may be chargeable upon some rents and premiums), purchasers and tenants should satisfy themselves during their due diligence if VAT is payable.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.