

020 8559 1122

info@claridges-commercial.co.uk

claridges-commercial.co.uk

- Retail
- Office
- Industrial
- Restaurants & Bars
- Religious, Educational & Medical Premises
- Gyms & Leisure
- Investment & Development
- Rent Reviews, Lease Renewals & Valuations
- Insolvency & Restructuring Advice

Freehold

Investment and Development opportunity
For Sale

Woodhouse Road, London N12



Description

Comprising a shop and upper part whereby the shop is currently let to a hairdresser on a full repairing and insuring lease with approximately 5 years remaining at £15,000 pa.

The upper part comprises a 6 room maisonette arranged over 2 floors which is offered with vacant possession and has planning permission for conversion (to include a roof extension) in order to create 3 flats (2 x 1 bed and 1 x studio). (See planning reference below).

The premises also includes 2 parking spaces to the front forecourt.



Location

Situated amongst a small parade where retailers include Co-op on Woodhouse Road which runs between Friern Barnet and Tally Ho Corner.

Areas

Shop area 682 sq ft (53.37 sq m)

Plus rear yard

1st and 2nd floor maisonette comprising 6 rooms — not measured

Terms

Offers based on £900,000 for the freehold interest, subject to vacant possession of the upper part.

Planning

Planning application no. 18/0374/FUL

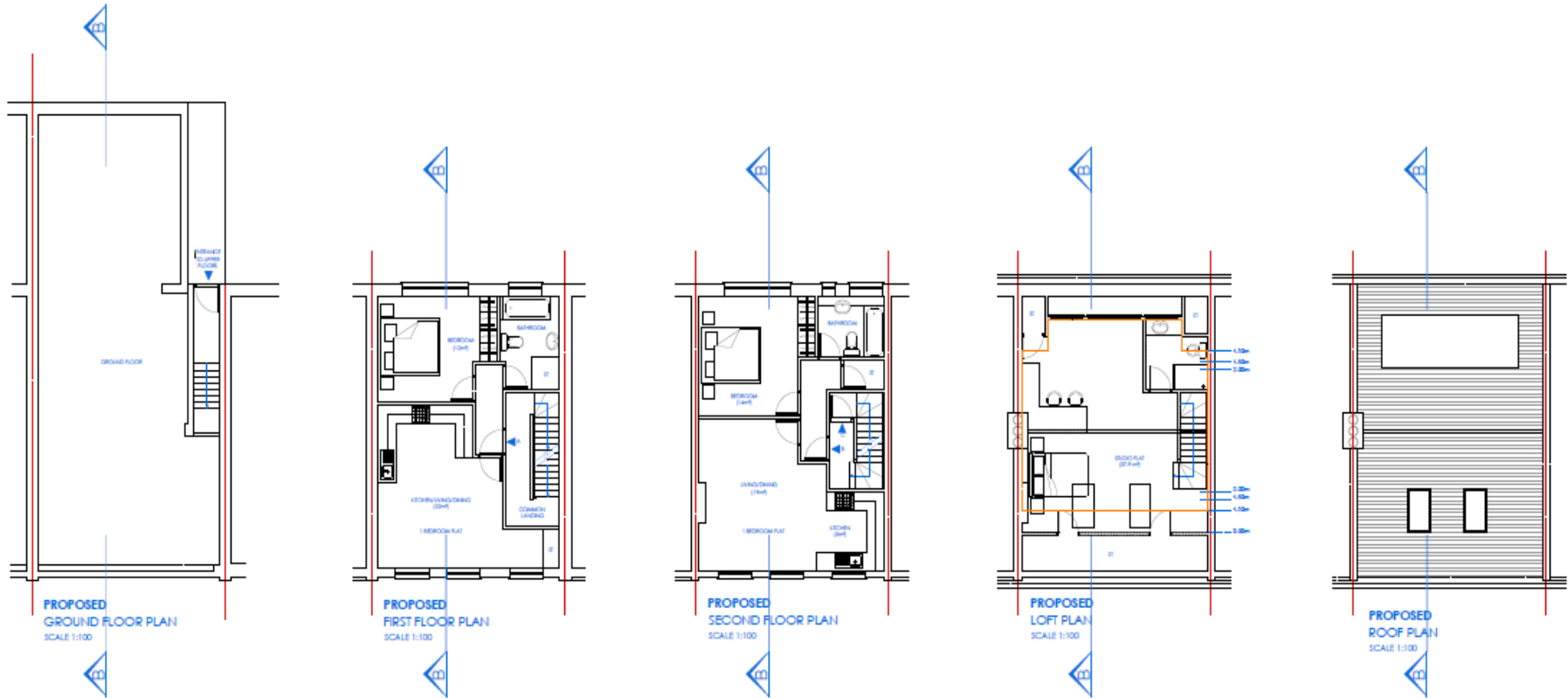
Planning was granted on 17th September 2018 for the conversion of the upper floors into 3 no. self-contained flats including the roof extension with rear dormer window and 2 roof lights to front roof slope.

The planning comprises 2 x 1 bedroom flats and 1 studio.

EPC - Band C

Holding Deposit

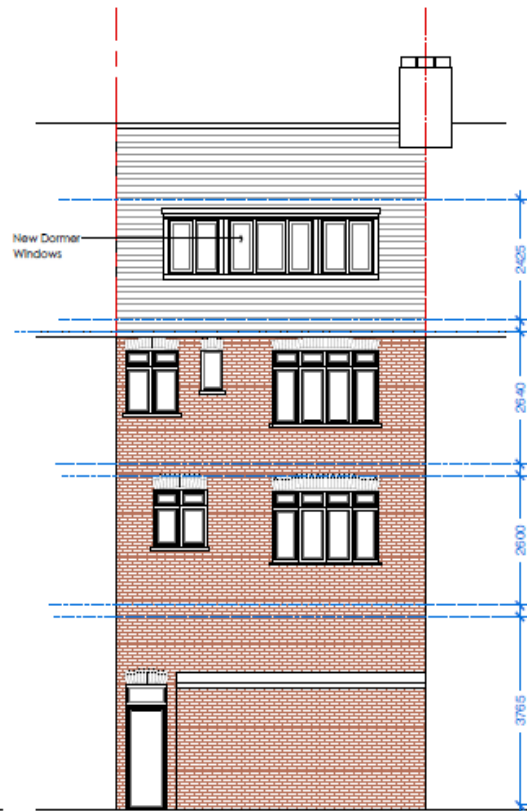
Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our clients account until completion.



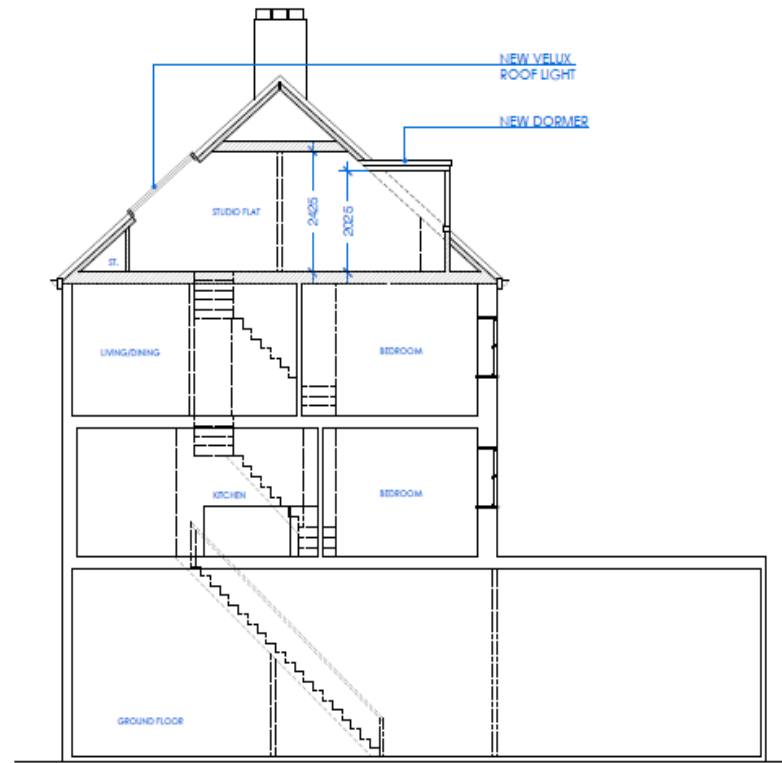
	GROSS INTERNAL AREA (m ²)
<u>PROPOSED - FLAT A</u>	45.1
<u>PROPOSED - FLAT B</u>	49.1
<u>PROPOSED - FLAT C</u>	37.9



PROPOSED
FRONT ELEVATION
SCALE 1:100

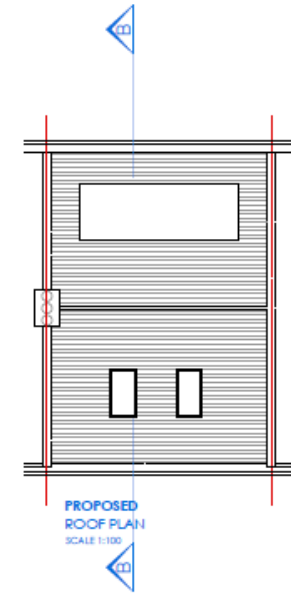
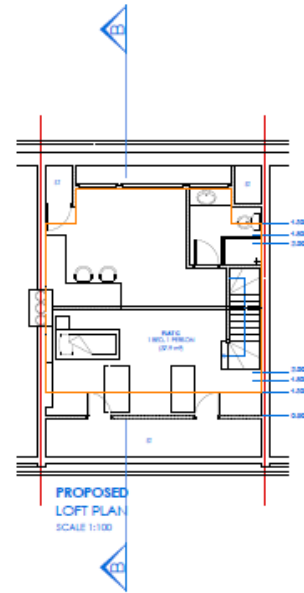
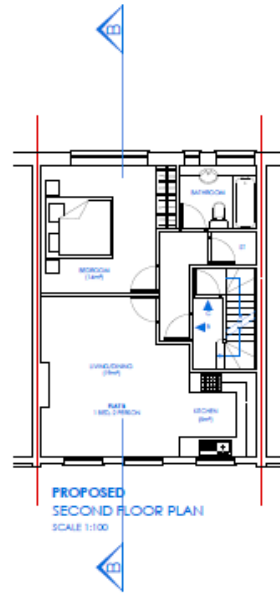
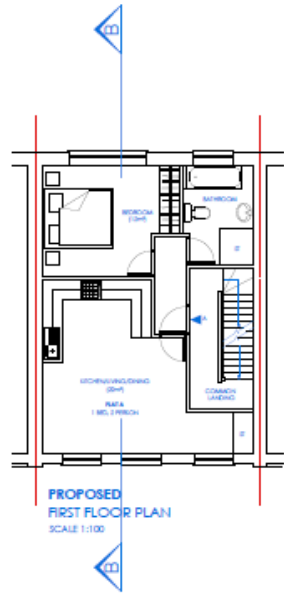
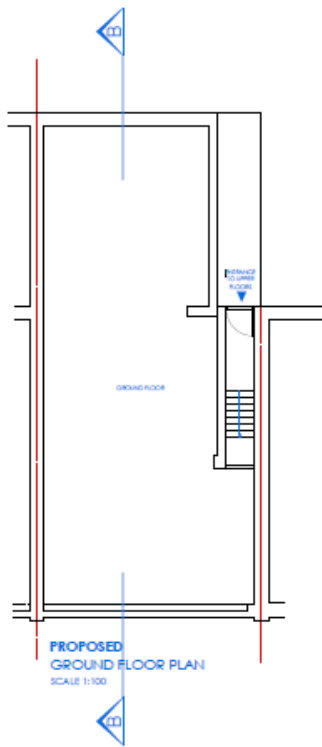


PROPOSED
REAR ELEVATION
SCALE 1:100



PROPOSED
SECTION B-B
SCALE 1:100





	GROSS INTERNAL AREA (m ²)
PROPOSED - FLAT A (1b/2p)	49.5
PROPOSED - FLAT B (1b/2p)	49.1
PROPOSED - FLAT C (1b/1p)	37.9

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.

Viewing

By appointment only via:

0208 559 1122

info@claridges-commercial.co.uk
claridges-commercial.co.uk

Offices

17 Hanover Square
London, W1S 1BN

Connaught House, Broomhill Road,
Woodford Green, Essex, IG8 OXR