

VEHICLE REPAIR WORKSHOP & YARD WITH DEVELOPMENT POTENTIAL

FREEHOLD FOR SALE

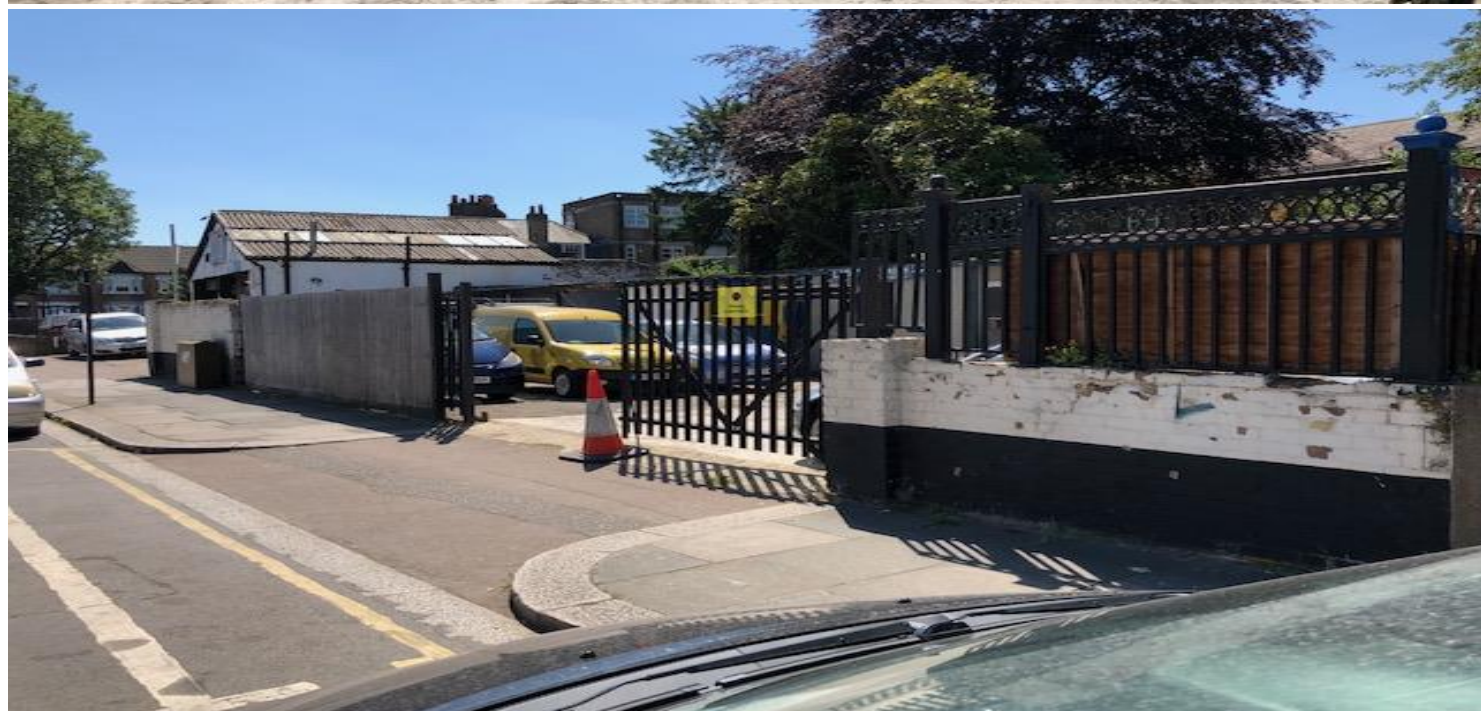
**APPROX 36 M (118 FT) ROAD FRONTAGE
SITE AREA 3210 SQ FT (248 SQ M)**



EDMONTON, LONDON N9

020 8559 1122







Adjacent public car-park

Location:

Situated in Lion Road at Edmonton adjacent to the public car-park and close to the junction with Church Street (B154) and approximately 200m from Edmonton Green Network Rail Station and 400m from Edmonton Green Shopping Centre. The A406 North Circular Road is a short drive from the location.

Description:

Comprising a broadly rectangular site with wide road frontage consisting of single storey workshop premises with pitched corrugated roof which has been for many years been used as a motor repair workshop with 3 phase electricity supply. The workshop allows for two vehicles side by side to be worked on at the same time and is entered via a roller shutter door with wicket gate. There is a forecourt area in front of the workshop and to the right of the workshop is a large yard area for additional parking plus 3 lock-ups which have been used for a combination of office, storage and ancillary uses. This part of the site up until the 1960's was used as a petrol filling station.

The site and premises would lend themselves to continued use for a motor vehicle workshop/MOT station subject to approval as well as other uses such as vehicle hire depot, car wash and various other uses, subject to the necessary consents.

The premises and site offer re-development potential for both residential and commercial uses and interested parties should seek their own enquiries in this regard.

The property is offered for sale only on an unconditional basis only.

Areas:

Site area - 3210 sq ft (248 sq m)

Tenure:

Freehold

Terms:

Offers invited in the region of £750,000.

Business Rates:

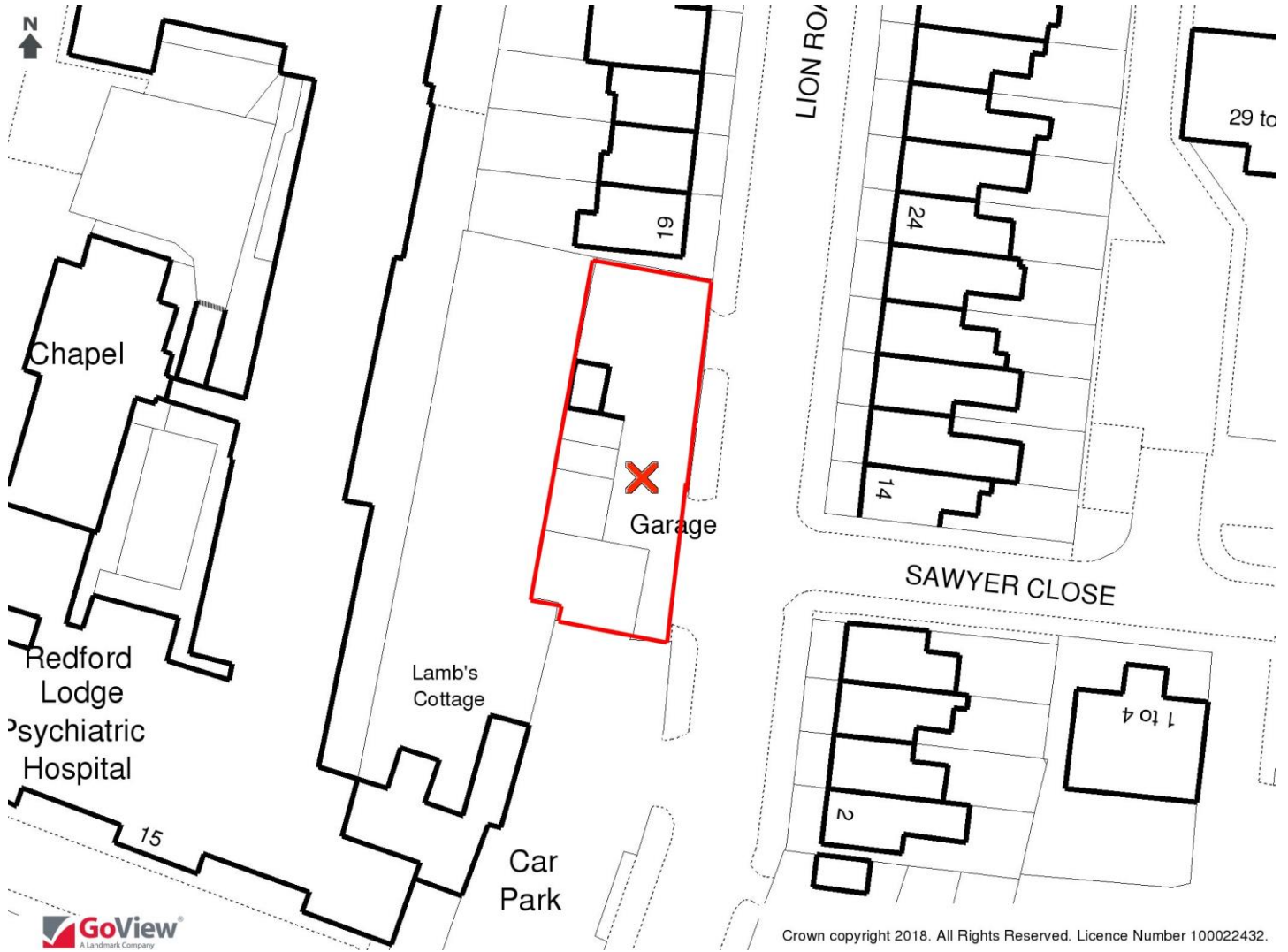
London Borough of Enfield. Rateable value £10,500. We understand there is no business rates payable. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Holding Deposit:

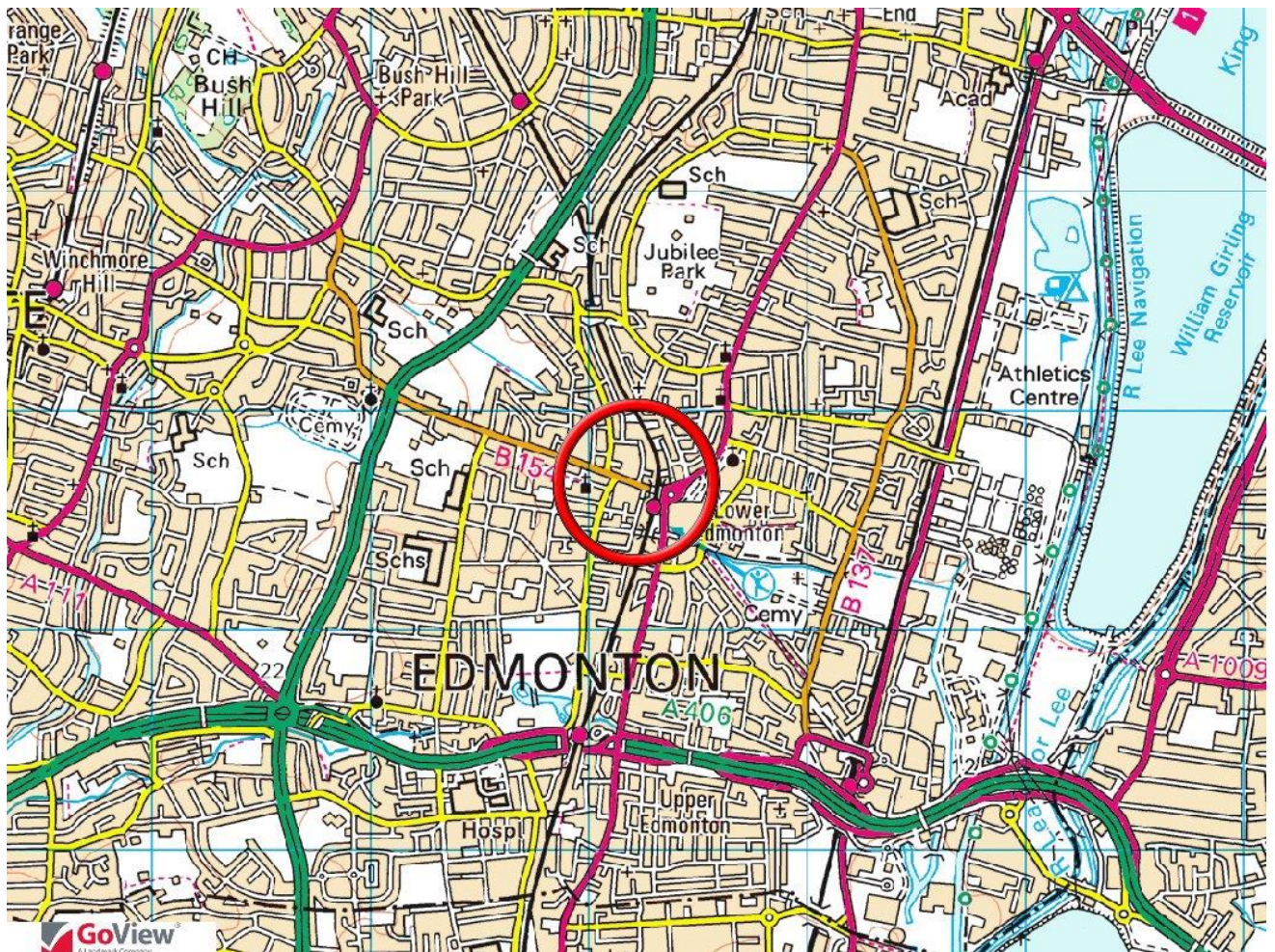
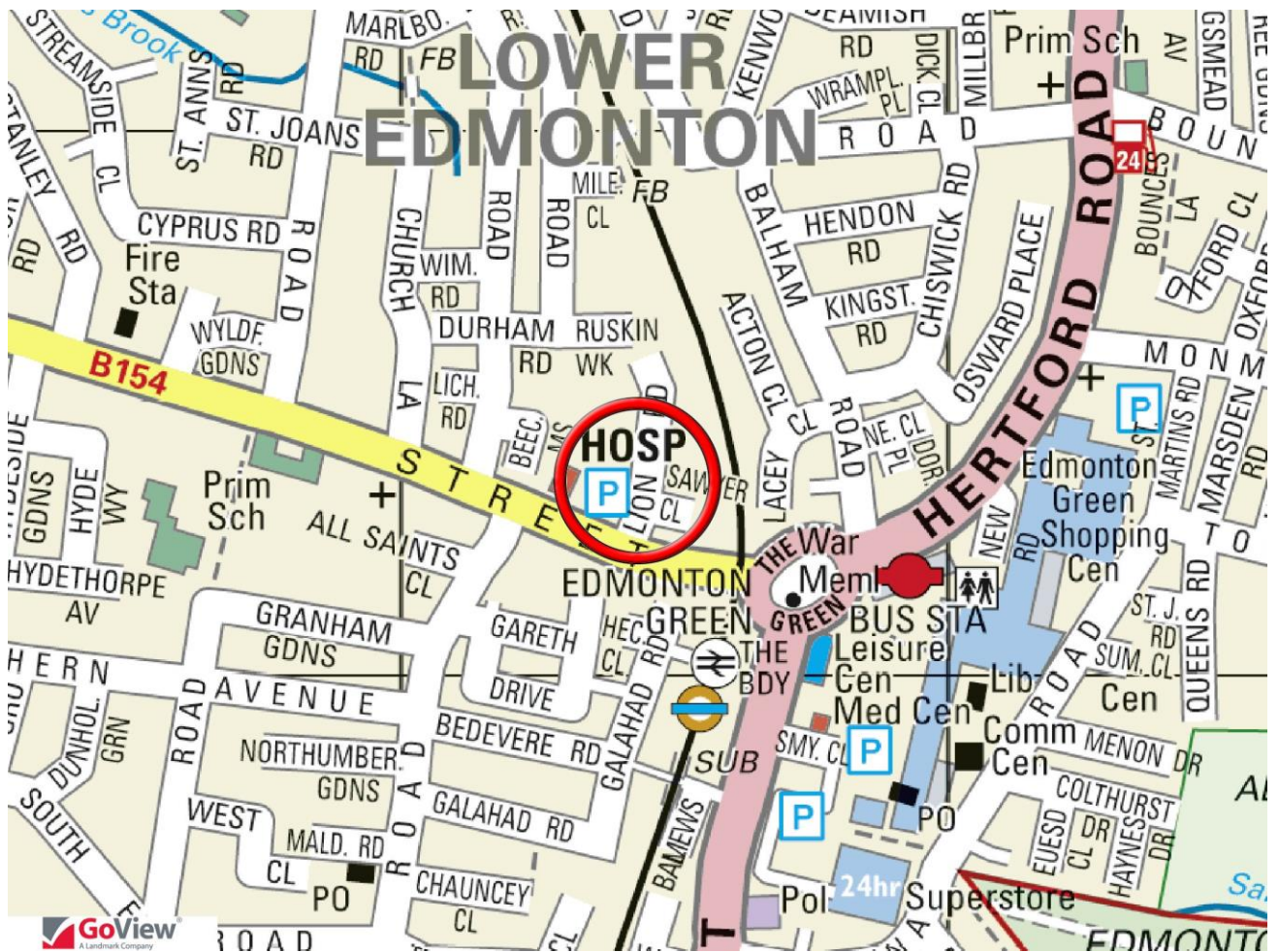
Tenants or purchasers wishing to secure this property will be required to pay a holding deposit to Claridges of £5,000. This deposit is not refundable except if the vendor withdraws, clear title cannot be proved or the tenants references are not acceptable to the landlord. This deposit is held in our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

Viewing:

By Appointment only via Sole Agents
Claridges Commercial – 020 8559 1122
E: info@claridges-commercial.co.uk
Ref: ABC



Crown copyright 2018. All Rights Reserved. Licence Number 100022432.



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.