



**166 ARCHWAY ROAD**

**London, N6 5BB**

**Mid Terrace Shop For Sale**

**1,219 SQ FT**

**FOREST**  
REAL ESTATE



# Summary

Available Size	1,219 sq ft
Price	£315,000
Rates Payable	£5,364.25 per annum This property may benefit from small business rates relief. Interested parties should make their own enquiries to the London Borough of Haringey.
VAT	Not applicable
EPC Rating	Upon Enquiry

# Key Features

- Virtual freehold 999 years
- Available under vacant posession
- 3 phase power
- Situated on the A1 between Archway and Highgate Stations (Northern Line)
- Suitable for owner occupiers and investors
- Tiled flooring
- Alarmed premises
- CCTV
- Windows on 2 aspects
- Security shutters
- 14 foot frontage

# Description

Middle terraced unit set over ground floor and basement is available under a virtual freehold of 999 years with a peppercorn ground rent.

This property benefits from front and rear windows, 3 phase power and multiple 5 pin plugs, tiled and wood flooring, CCTV, alarm systems security shutters and a 14 foot frontage onto the A1.

Available with vacant possession this property would suit owner occupiers and investors alike. This property benefits from E class use.

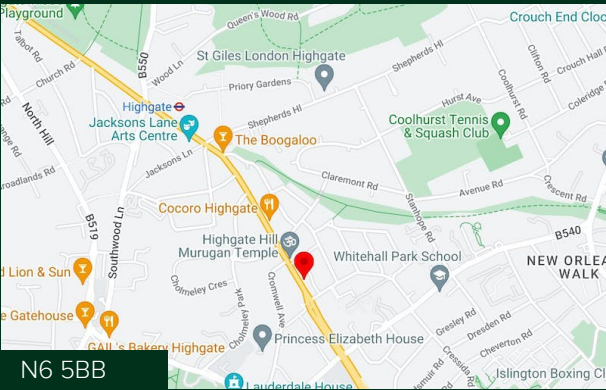
# Location

Positioned on the A1 this property is within a 10 minute walk of Highgate Station (Northern Line) and offers easy access to central London and the north. This location is also well served by several local bus routes and there is ample metered roadside parking in the area.

# Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	545	50.63
Basement	674	62.62
Total	1,219	113.25



# Viewing & Further Information

## Cormac Sears

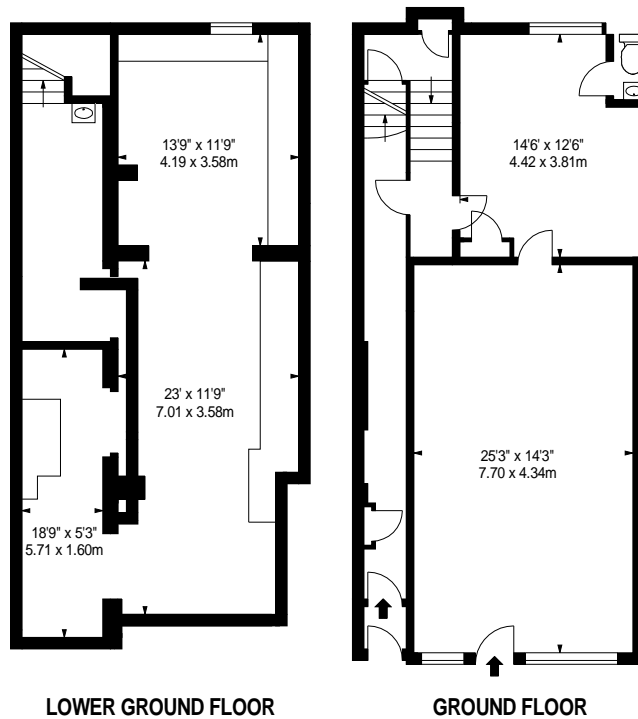
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## CONNECT WITH US

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<p>Property Details:</p> <p><b>166 ARCHWAY ROAD LONDON W6 5BB</b></p>		<p>Surveyed and Drawn By:</p> <div></div> <p>Hideaway Work Space 1 Empire Mews London SW16 2BF</p>
<p><b>SCALE - 1:150 @ A4</b></p>		<p>Tel: 0345 257 2023 <a href="mailto:info@bkrfloorplans.co.uk">info@bkrfloorplans.co.uk</a> <a href="http://www.bkrfloorplans.co.uk">www.bkrfloorplans.co.uk</a></p>
<p><b>Plans Drawn: 25.05.2023</b></p>		<p>© BKR 2023</p>