

SALTER REX

Chartered Surveyors & Estate Agents

FREEHOLD INVESTMENT FOR SALE



BLACKSTOCK ROAD N4, MEASURING 1077 SQ FT APPROXIMATELY

LOCATION:

Located in one of North London's most bustling neighbourhoods, the property sits just moments away from Arsenal Stadium and an array of local shops, cafes, and restaurants found along the vibrant High Street.

ACCOMMODATION:

The property comprises of a four storey mid-terrace building, constructed over basement, ground, first and second floors. The building is constructed of traditional solid brick walls under a valley gutter style roof.

The ground floor has a shop front presently trading as a restaurant with seating facilities and take/away, entrance which provides access into the building, while to the rear there is a small garden accessed from ground floor level, presently new 5 Year lease been negotiated at agreed rent of £18,000 per annum exclusive.

From the internal ground floor there is access into the basement presently used as ancillary/Storage space for the shop. First and Second floor Flat sold on long leases from 30th June 2008 expiring 29th June 2185 at peppercorn rent.

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| MEASUREMENTS: | <u>1077 Sq. Ft (Ground and Basement).</u> |
| TENURE/FREEHOLD: | Offers considered in the region of £260.000 for freehold interest subject to existing leases. |
| EPC: | EPC has been commissioned. |
| RATEABLE VALUE: | Basement + Ground Floor £16,750 (from April 2026) 1 st and 2 nd floor Maisonette - Council Tax Band (C) |
| USER: | Any user within Class E/ (B1) C3 of the Town & Country Planning (User Classes) Order September 2020. |

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

VIEWING: Only by appointment through the Sole Agent as below:

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Land Registry/Title Number NGL418985

MISREPRESENTATION ACT 1967

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