



13a Duckett Road, London, N4 1BJ
£4,200 Per month

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 Treewood

Care Home C3(b) usage TO LET, Duckett Road Haringey, N4 1BJ

Description:

Video Viewing Available

Newly Refurbished care home with C3(b) usage, which allows for assisted living for up to six people living together. For further clarity interested parties are advised to check planning ref HGY/2017/3425 on the Haringey planning portal.

Located on the popular Haringey ladder, a short walking distance from Manor House and Turnpike Lane underground stations, and close to Green lanes with all its local amenities such as supermarkets, restaurants & pubs.

The property consists of 6 en suite bedrooms, a separate living room, staff room, large kitchen dinner, 2 family bathrooms, a communal WC & paved garden.

Other Features:

- * Newly refurbished to a high standard
- * Integrated fire system
- * Turn key care home ready for occupation

Terms:

- *Rent: £4200 pcm £50,400 per annum.
- *3 - 6 month rental deposit (depending on covenant strength)
- *3 - 5 year FRI lease available (rent reviews depend on length of lease)





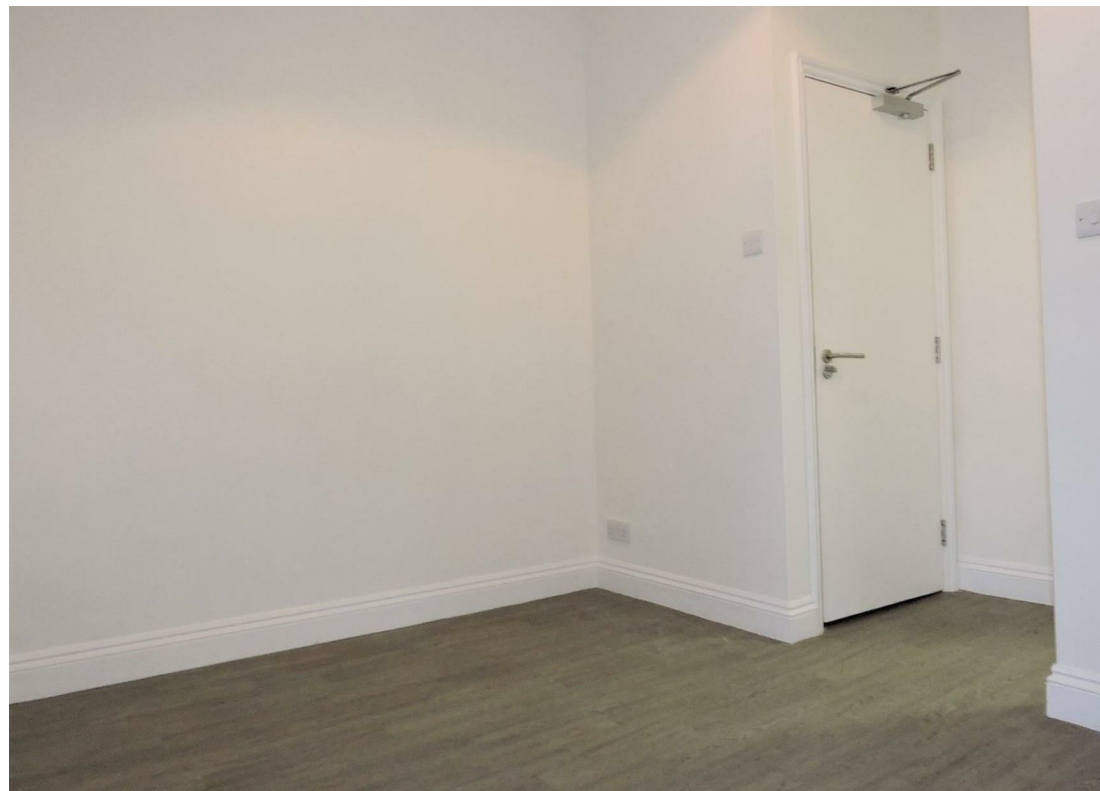
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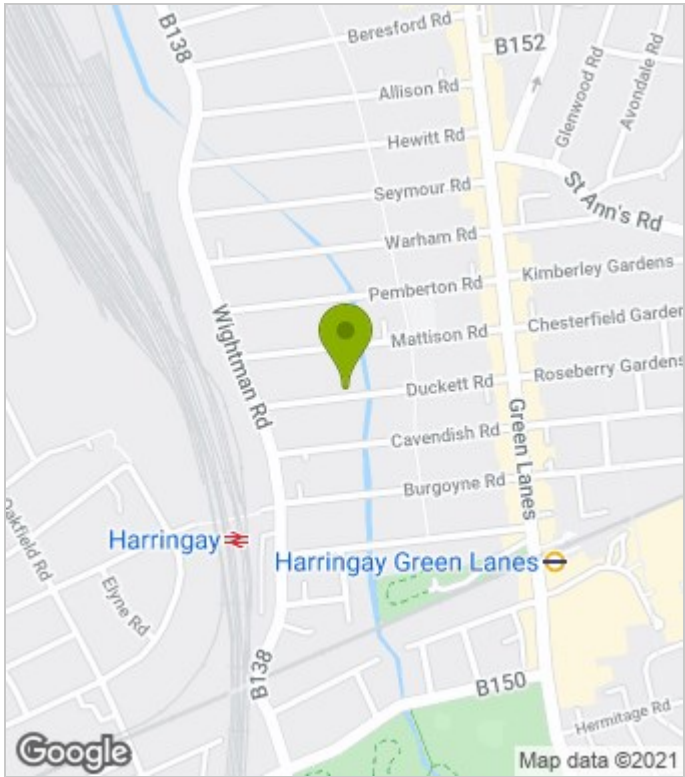
*In going tenant is to pay landlords legal costs

Reference requirements:

- *Standard AML checks
- *Previous or current landlord reference
- *Accountants reference & at least 3 years trading accounts.
- *Bank reference
- *2 x Character/trade references.

N.B New business will be considered if personal guarantors can be provided.





Viewing

Please contact our Treewood Office on 020 3744 1200 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	