



Ref: 1553



**Approx. 9,500 sq ft ground floor with extensive frontage**

**Freehold with D1/D2 potential**

**Rear loading and car parking**



**318-326, Hornsey Road, London, N7 7HE**

**Located just north of Seven Sisters Road, close to Finsbury Park and Holloway Road.**

**A sale subject to a change of use to D1/D2 will be favourably considered.**

**Ground floor approx. 9,401 sq ft (873.35m<sup>2</sup>) GIA, currently as two units. Frontage approx. 30.54m (99' 6")**

**Freehold interest of entire block to include residential upper parts let at peppercorn ground rent**

**Rear loading area/car park (see internal notes)**

**Offers invited in the region of £2,500,000. (a letting option may be available).**

**Subject to contract**

## 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. 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 Bernard Gordon & Company. 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. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company 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.

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.

### MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

## Location

Conveniently located just north of Seven Sisters Road and within easy reach of Finsbury Park underground/mainline station (0.5 miles) and approximately 0.48 miles to Upper Holloway station. Holloway Road is nearby and there is good access to The City, Midtown and The West End. There are good shopping facilities and bus services available in Seven Sisters and Holloway Roads.

## The Property

Mixed commercial and residential block with an extensive frontage to Hornsey Road of approximately 30.64m (99.56') The ground floor presently comprises two units one being used for air conditioning, sales, repairs and installation and the second as a commercial bakers. The total gross internal floor area is approximately 9,401 sq ft. (873.35m<sup>2</sup>) arranged as follows:

318-322 Hornsey Road      **Approx. 7,050 sq. ft. (654.9m<sup>2</sup>)**  
frontage to Hornsey Road approx.17.67m (59')  
Ceiling height approx. 11' 8" (3.64m)

First floor offices      **Approx.394 sq. ft (36.6m<sup>2</sup>)**

324-326 Hornsey Road      **Approx. 1,957 sq ft. (181.81m<sup>2</sup>)**  
Frontage to Hornsey Road approx. 12.87m (41')  
Ceiling height approx. 11' 8" (3.77m)

**Maximum depth approx. 125' (38.35m)**

**Maximum width approx. 104' (31.91m.)**

**Total gross internal floor area approximately 9,401 sq ft (873.31m<sup>2</sup>)**

Both properties have rear access leading to the rear loading area and car park.

Residential upper part comprises 40 flats all sold to a Housing Association who have a 999 years lease at a peppercorn ground rent.

There is an underground car park which is included within the residential lease.

Please note that whilst the rear loading/car park is included with the commercial demise others may have car parking rights, which is currently being investigated.

## Services

Note: Services not tested

## Planning

We are advised that both properties enjoy B1 and A1 retail uses. Ideal for a number of D1/D2 uses including educational, training, religious, medical, health and fitness etc. Favourable consideration will be given to a change of use to D1 or D2 subject to planning.

## Possession

Vacant possession of both commercial units. The residential upper parts and lower ground floor garage are let to a housing association for a term of 999 years at a peppercorn ground rent. Whilst the rear loading bay/car park is included within the demise, we have been given to understand that others may have the use of this area. This is currently being investigated.

## Rating

To be advised.

## EPC

Bands B & D

## VAT

We are advised the property is NOT elected for VAT purposes

## Terms

Offers are invited to purchase the Freehold interest of the entire property in the region of £2.5million, subject to contract, vacant possession of the commercial units and subject to the lease to the Housing Association.

Consideration may also be given to letting the commercial units either as a single unit or as two individual units. Full details upon application.

## References

Bernard Gordon & Company charges a fee of £200 plus VAT for taking up references for proposed tenants (if required). This fee is non-refundable after the references have been taken up, irrespective of whether or not they are accepted by the landlord.

## Holding Deposit

Tenants/purchasers wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5,000. This deposit is not refundable except if the landlord/vendor withdraws, clear title cannot be proved or the tenant's references are not acceptable to the landlord. In addition the holding deposit is not refundable in the event that a prospective tenant/purchaser fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the tenant/purchaser does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

**Viewing strictly by appointment only. Please note that the business is still trading and accordingly all inspections must be strictly by prior agreed appointment. No unaccompanied inspections will be permitted.**

**Call Bernard Gordon or Ben Wallis:**

**Tel: 020 8099 3119**

**Email: [Sales@bernardgordon.co.uk](mailto:Sales@bernardgordon.co.uk)**

