



FREEHOLD SHOP AND UPPER PART

7 High Street, Hornsey, London, N8 7PS | Investment For Sale



DESCRIPTION ...

The property comprises a ground floor retail unit and a self contained two-bedroom flat on the first and second floor.

The ground floor benefits from a large aluminium framed glass frontage, full length security shuttering, a shop canopy and shop signage. It is separated into a customer facing area at the front of the premises with dry cleaning equipment at the rear.

The first floor is formed of a kitchen and a living room, and the second floor is formed of two bedrooms and a bathroom.

The approximate dimensions are as follows:

Floor	Sq m (NIA)	Sq ft (NIA)
Ground Floor	71.22	766.59
First Floor	49.73	535.25
Second Floor	49.73	535.25
Total	170.67	1,837.10

LOCATION ...

The property is located along High Street, in Hornsey, North London. High Street is a busy road, connecting Turnpike Lane to Middle Lane and Priory Road.

The property is located in close proximity to Hornsey Station and is served by several bus routes.

SALE ...

Offers are invited in excess of £500,000, subject to contract and excluding VAT if applicable.

EPC ...

EPC details available upon request.

LEGAL COSTS ...

The purchaser to bear their own legal costs and contribute £2,500, excluding VAT if applicable, to the vendors legal costs.

Lease Agreement ...

The ground, first and second floor are let on a singular lease.

VAT is not charged on the rent.

The terms are as follows:

Term	End date	Future rent review	Passing Rent
20 years	31.01.2039	01.02.2029	£31,000

Clawback Provisions ...

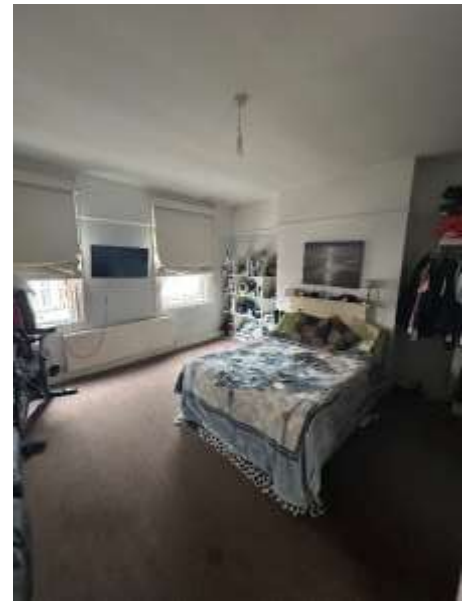
If the property is sold onward during the 24 months post completion of the purchase, The seller will be entitled to 50% of any price increase.

MISREPRESENTATION ACT 1967 ...

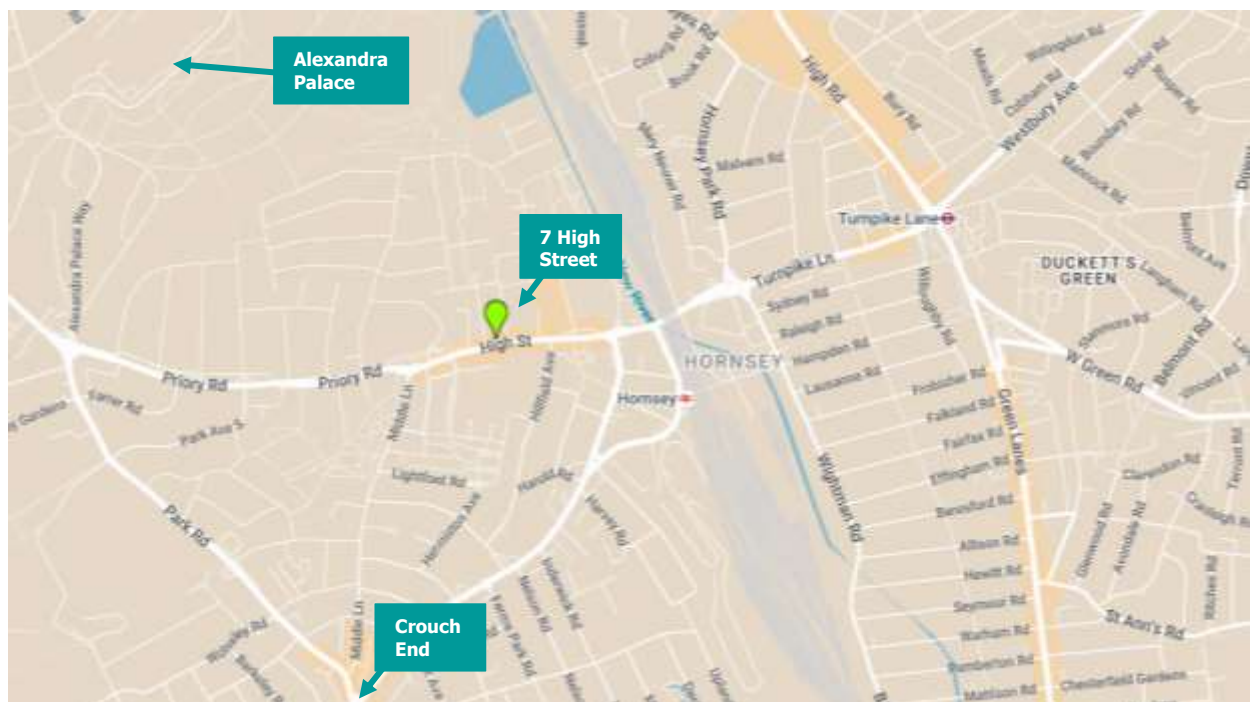
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct, but their accuracy is in no way guaranteed.

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Location Map



VIEWING ...

For further information or to arrange a viewing, please contact the details below:

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