



Commerce Road

Studio

£1,100,000

Wood Green, Wood Green





11

Commerce

Road

Description

- Commercial
- 0
- No

- Commercial
- Energy
- No

Ft Rating
accessibility

Ariston Property is proud to present to the market, as sole agents, this substantial mixed use freehold building with large car park to rear. Would be of interest to build to rent developers, investors, or other end users - subject to usual planning consents.

LOCATION

The property is located just off High Road, Wood Green N22 within London Borough of Haringey. The surrounding area is a typically diverse densely populated urban neighbourhood. Transport links are excellent with frequent buses to Wood Green station which is approximately half a mile away. The main shopping centre is Wood Green Shopping City with its multiple stores, supermarkets, bars and restaurants.

DESCRIPTION

Two storey red brick Victorian building consisting of two vacant shops and offices, studio flat, 2-bedroom flat, and one storey rear addition - use as offices

ACCOMMODATION, refer to floorplan for dimensions and area

Ground Floor

1 X Shop front and rear, formerly used as an accountant's office (vacant) with stairs to first floor office/storage

1	X	Shop	room
1	x	Studio	(vacant) flat

Rear extension

Used as additional of

First Floor

2 bed self-contained

Car park to the

TOTAL

GROSS

INTERNAL

LEAN-TO DRIVEWAY 291.70 SQ FT/27.10 SQM

CAR PARK: 3510.94 SQ FT/325.09 SQM

SITE AREA 0.126 acres

TENURE: Freehold

PRICE: £1,100,000.

LOCAL AUTHORITY: London Borough of Haringey

BUSINESS RATES AND COUNCIL TAX: TO BE CONFIRMED

LEGAL FEES: purchaser to bear the landlord's reasonable legal fees

VIEWINGS: Strictly by appointment through sole agents Ariston Property.



Accommodation Comprises:

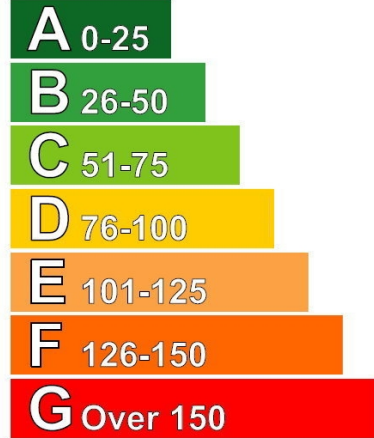


More energy efficient

Certificate Number : 0821-0449-5730-110

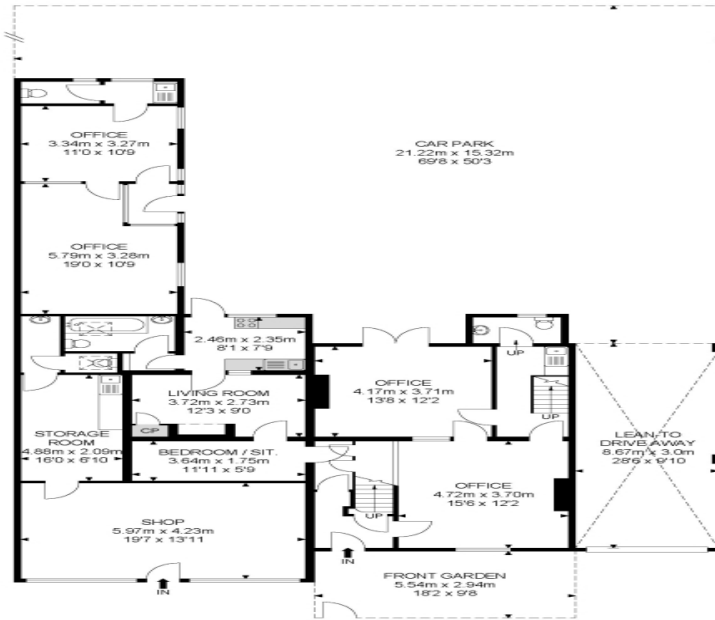


Net zero CO₂ emissions

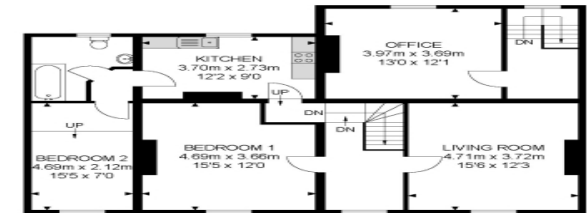


Less energy efficient

87 This is how energy efficient the building is



Ground Floor



1st Floor



APPROX. GROSS INTERNAL FLOOR AREA 2682.36 SQ FT / 249.20 SQM
 LEAN-TO DRIVE AWAY AREA 291.70 SQ FT / 27.10 SQM
 APPROX. GROSS SITE AREA 6040.70 SQ FT / 561.20 SQM
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximated and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

SpacePhoto
 Photography and Floor Plan



528-530 Hornsey Road, Archway

London, N19 3QN

telephone : 020 7272 9988

email : info@aristonproperty.co.uk

aristonproperty.co.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Ariston Property cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.