

Neptune House
2A Alexandra Grove
North Finchley
London
N12 8NU

FOR SALE Freehold Investment of interest to owner occupiers, developers and investors

Price £1,700,000

Alexandra Grove lies off Ballard's Lane, North Finchley, mainly residential in character, intersecting with the High Road (Tally Ho A1000) which is dominated by a modern mixed-use development comprising, flats, a Pure gym, the Arts Depot (performing arts centre) and bus station. West Finchley Underground station (Northern Line) is approximately 550m away to the west.



North Finchley



Paul Simon Seaton
Commercial & Investment

www.psscommercial.com

Magic House, 5-11 Green Lanes, Palmers Green, London, N13 4TN

0208 800 4321

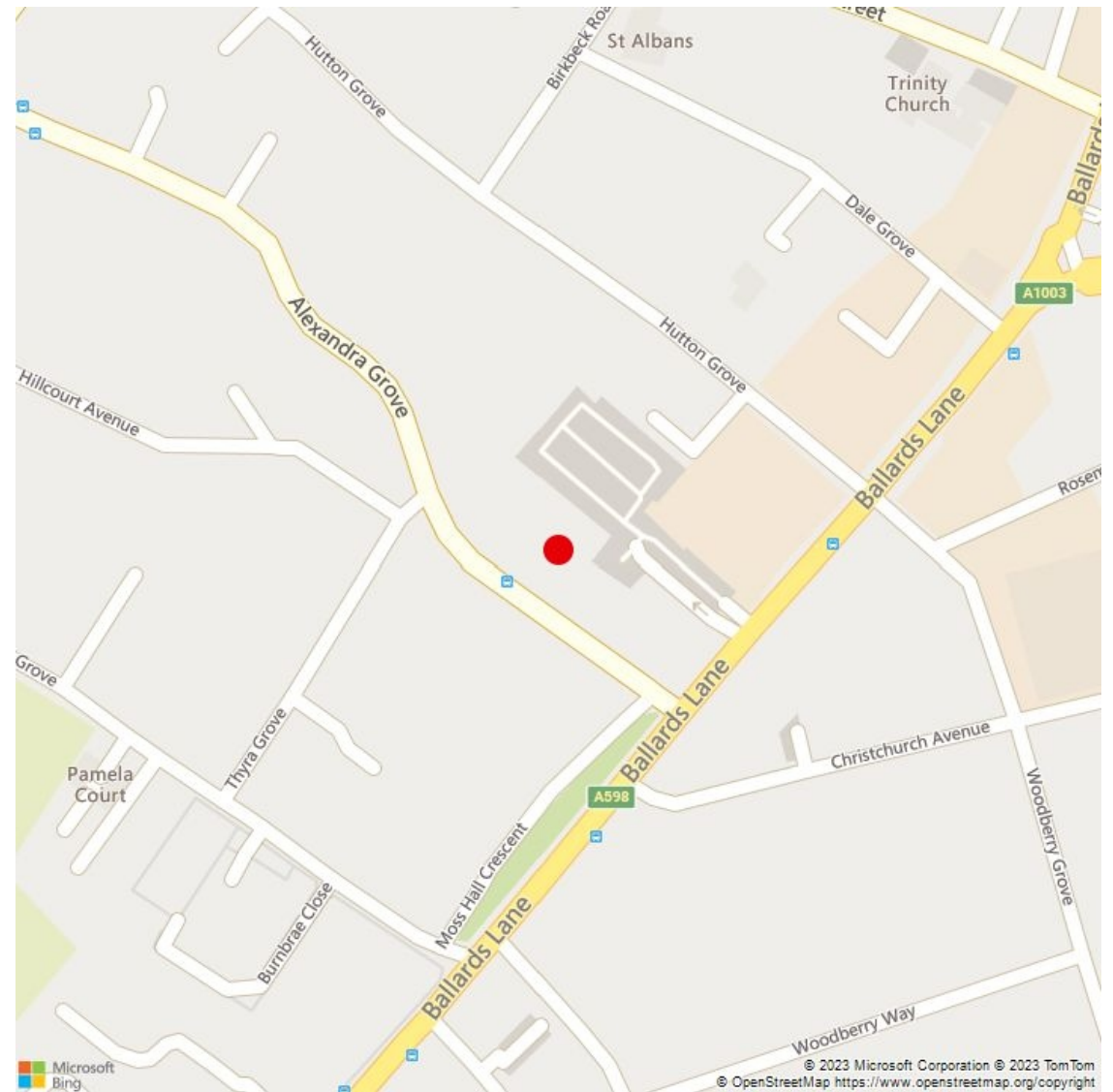
info@psscommercial.com

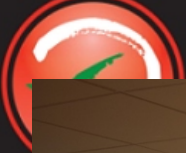
Description

A 2 storey detached office building with single storey projections to front, providing 4330 sq.ft. approx. There are approximately 11 marked parking spaces.

The building is let in it's entirety by way of a lease dated 15th January 2021 to Ogema Ltd for a term of 10 years expiring 16th January 2031. There is a mutual break clause 17th January 2026, subject to 6 month's written notice, paying £89,000 pax

Expired prior approval for 8 residential units (16/2767/PNO)





5-11 Green



Price

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EPC

Energy Rating G - valid until July 2028

Tenure

Freehold

Legal Costs

Each side to bear both sides reasonable related legal costs.





Rates

Rateable value - £45,000 ground floor, £40,500 first floor (as taken from Gov.uk)
This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Please refer to the Local Authority for more information on rates



VAT

Property is elected for VAT

Viewing

Via owners sole agents Paul Simon Seaton Commercial 020 8800 4321

N.B. Paul Simon Seaton have been provided with these particulars by the client and accept no responsibility for errors, nor can any claim be entertained for any inconvenience, expense or other costs, caused by any reason of the withdrawal of the particulars of the property from the market. Floor area stated within these particulars are approximate and unless otherwise stated, all prices both for Freehold and rental costs and premiums are exclusive of VAT. Prospective purchasers or tenants are strongly advised to seek professional advice from a professional qualified surveyor and solicitors and to make their own enquiries, as to whether the property is suitable for the use that they require it and the apparatus, fixtures and fittings included in the contract are both working and fit for purpose.



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