

Crouch Hill, N4

AMP3624



To Let	Rent on Application
Approximate Size	5,000 SQ FT
Reference	AMP3624
Listing Type	To Let

Crouch Hill, N4

Key Information

- Prominent site offering class E (D1) use – ideal for continued Nursery use
- Located in Crouch Hill, Islington close to Crouch End, Hornsey and Finsbury Park.
- Ground and 1st floor accommodation of approx. 5,000 sq.ft.
- Refurbishment works have commenced, any ingoing occupier will need to complete.
- Offered with vacant possession as soon as possible.
- The property is NOT elected for VAT and therefore VAT is NOT payable.

Description

The property is approximately 5,000 sq ft over ground and first floor, with 6 parking spaces to the rear and the front gardens are included too. The property is a former NHS clinic. The second floor consists of 3 flats which are owned by the freeholder OS Plan Black / White and are not part of the available demise.

The main entrance is from the front of Hanley Road and there is also a rear entrance from Hanley Gardens.

There are passenger lift facilities accessing both ground and 1st floors. The property's specification includes gas central heating and double glazing.

The previous tenant has commenced on an extensive fit-out at the property in line with the CGI's above.

Location

The property is located on the northern side of Hanley Road which connects to Hornsey Road and Crouch Hill/Stroud Green Road. The property is within a few minutes' walk to Crouch Hill station (London Overground). It also within easy reach of Finsbury Park, Crouch End, Holloway Road and Archway station.

The property is well located for Highgate and Islington, the North Circular Road and M1 at Brent Cross as well as Central London.

Local Area

75 Hanley Road sits in prime position in the heart of Crouch Hill, on the western side

of Crouch Hill and on the eastern side of Hornsey Road.

The immediate surroundings comprise a mix of residential, retail and office uses. The surrounding area includes amenities such as tennis, bowling, cinema and numerous green spaces. The area has an abundance of boutique retail occupiers including organic food stores, restaurants and gastropubs. Additionally, Arsenal Football Club is within a 25 minutes walking distance and Alexandra Palace is a 10 minute drive which has a year-round programme of live music, exhibitions and events.

The surrounding area benefits from excellent access to open spaces making the area an attractive place for families. Nearby parks include Finsbury Park, Parkland Walk, Elthorne Park and Wray Crescent Open Space.

The Hornsey Exchange, located on Hornsey Town Hall Square in Crouch End, opened in January 2022 as a new community hub bringing town hall back to life. The restoration of the arts centre and grade II-listed town hall is part of a deal with the developer Far East Consortium, after it was granted planning permission in 2017 to build 146 homes, 11 of which to be affordable and a hotel within the site. The exchange is expected to become a major destination for arts, culture and entertainment in the UK.

Accommodation

The property has a gross internal area of 5,000 sq ft, arranged over ground & first floor.

EPC

EPC rating is available upon request.

VAT

VAT is not applicable on this transaction.

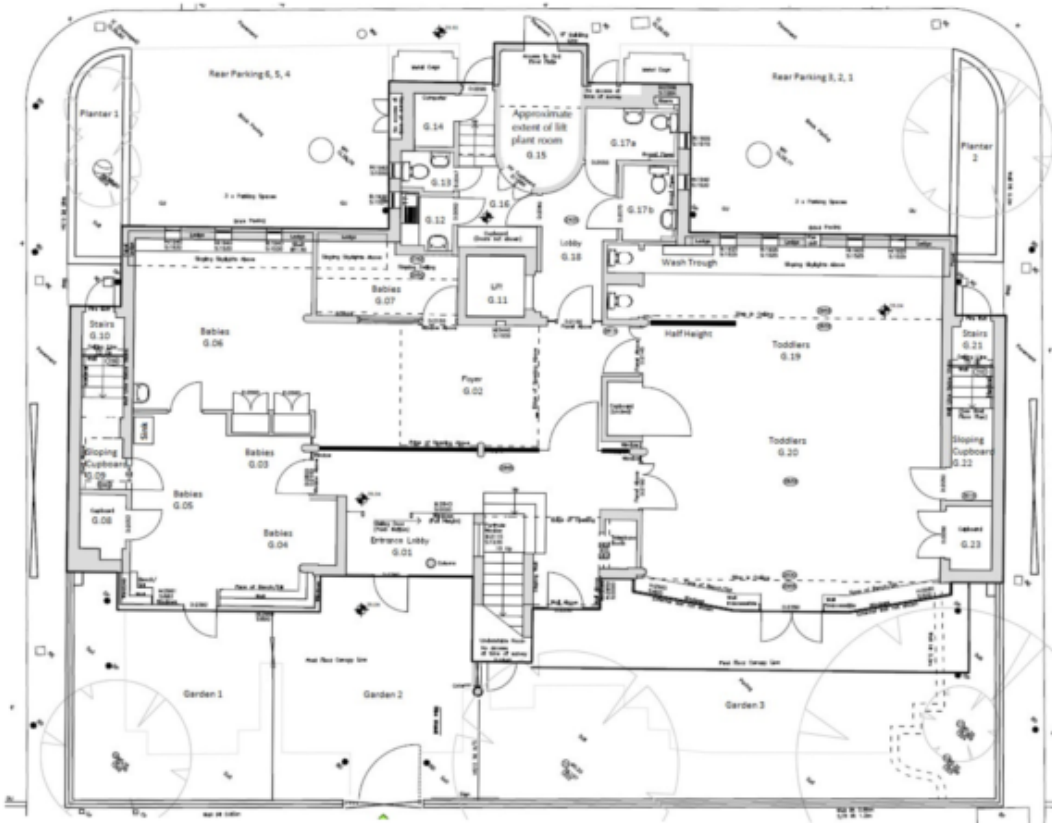
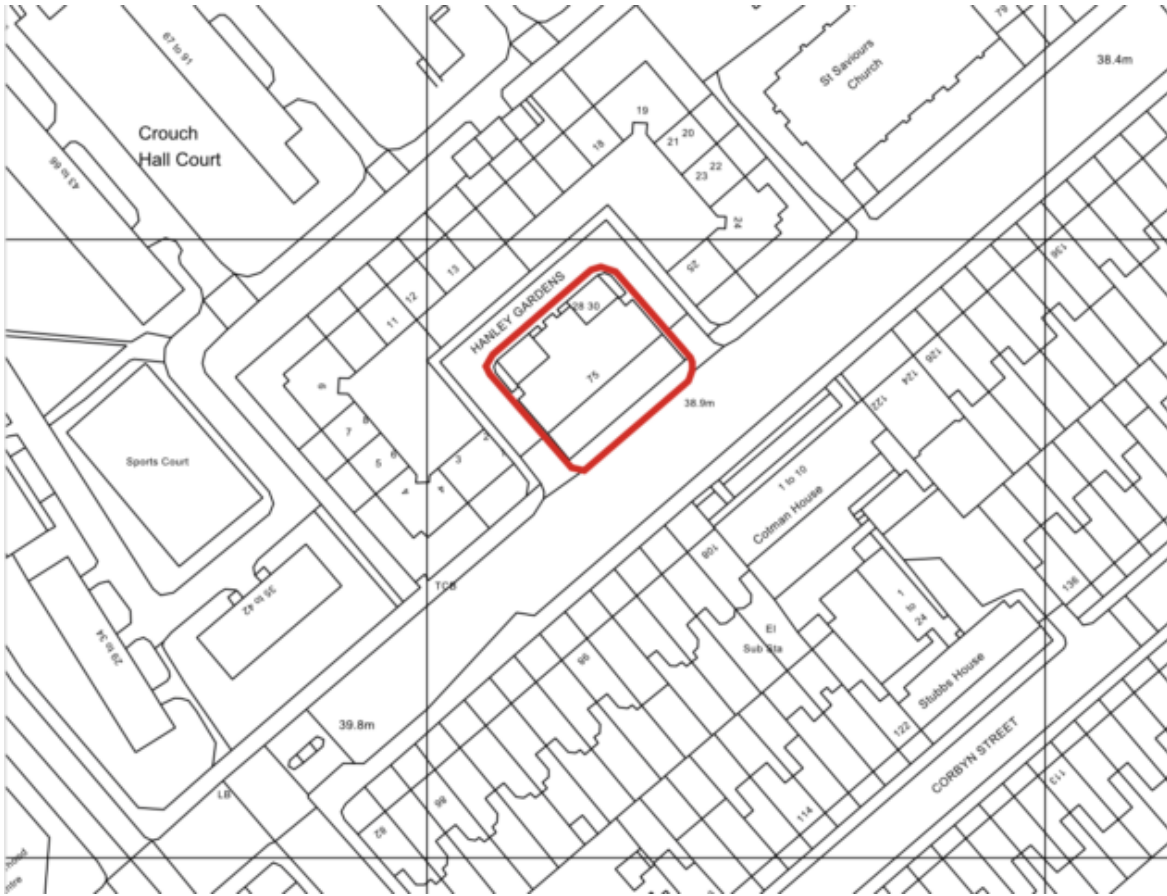
Terms

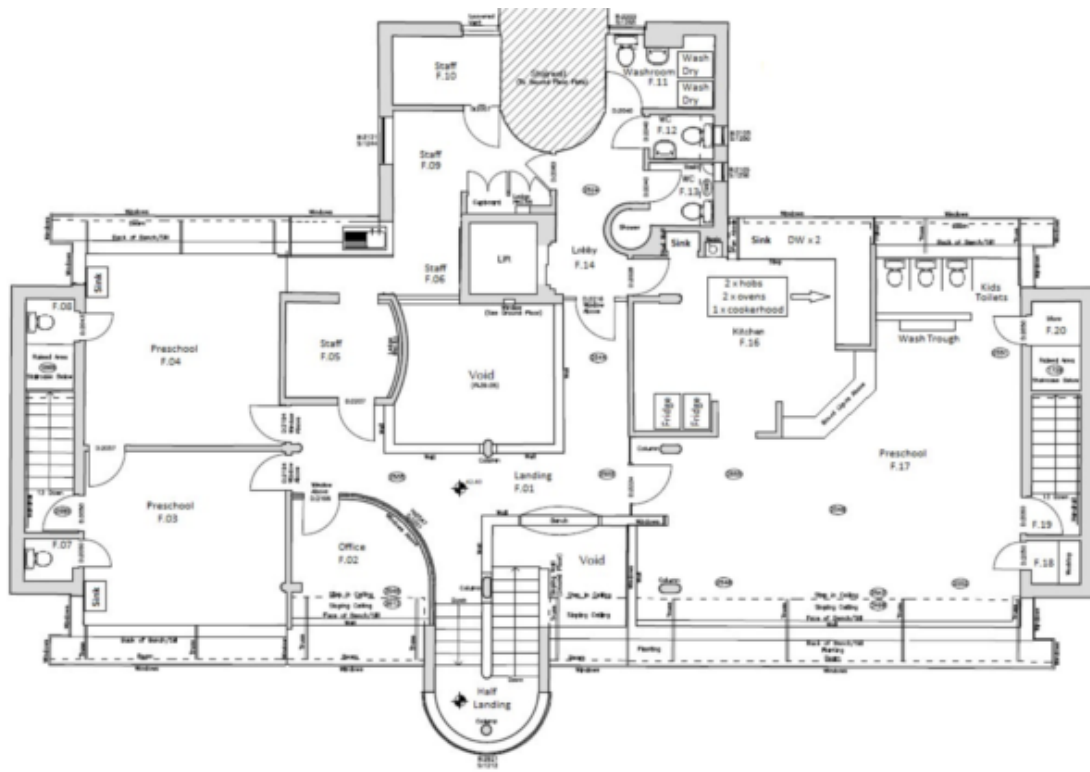
Available by way of an assignment of the existing Lease. Alternatively, the Landlord may consider a surrender of the existing and granting of a new Lease.

Gallery









Important Notice

These particulars are believed to be correct, but their accuracy is in no way guaranteed, neither do they form any part of any contract. Any comment on council tax/ rateable value/ rates payable and permitted planning use, is given in good faith from information informally supplied to us. Purchasers or tenants should seek confirmation direct from the relevant authority. Any services, fixtures & fittings or machinery in the property has not been tested and Alex Martin Commercial give no warrant or representation as to their condition.

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. Alex Martin Commercial will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements or other information provided.

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.