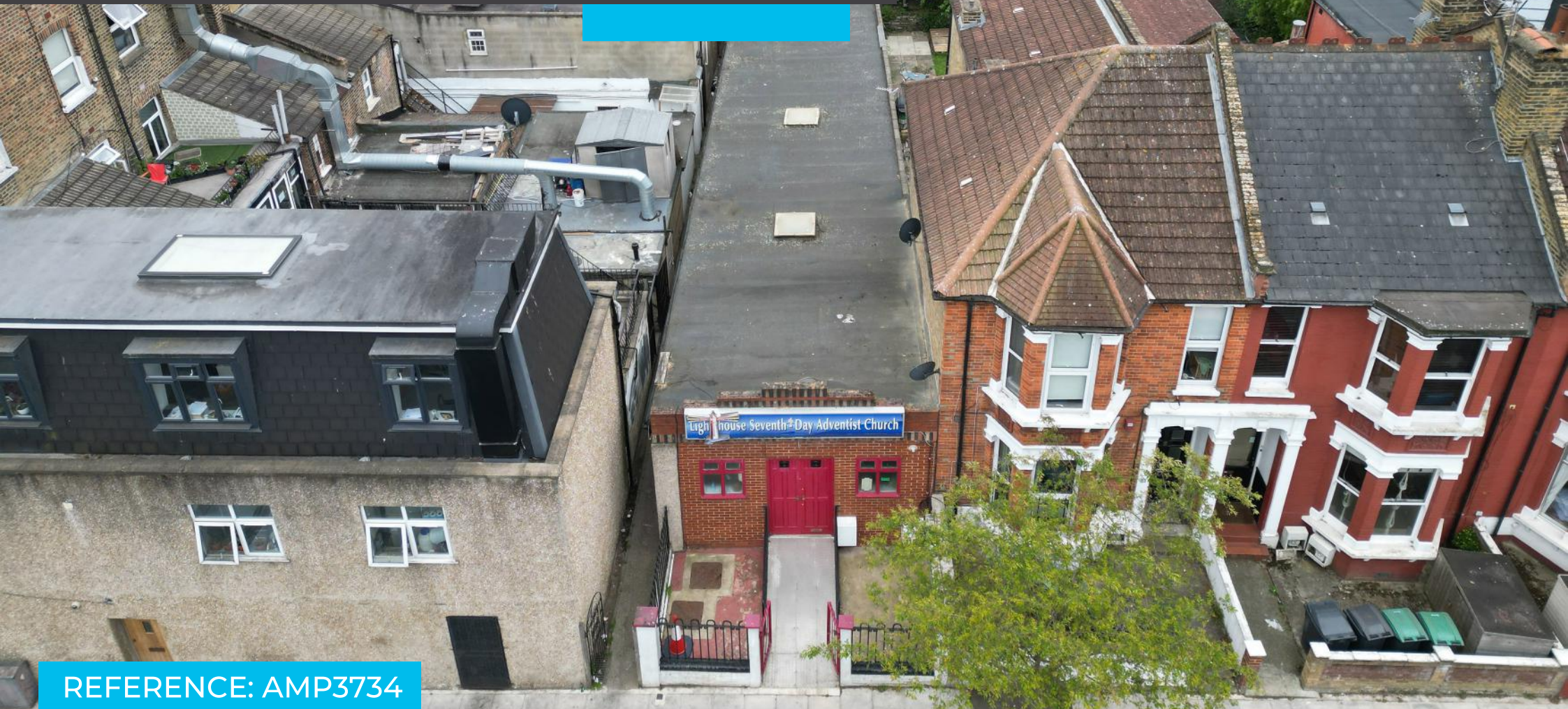


FOR SALE

88B CAVENDISH ROAD, LONDON, N4 1RS



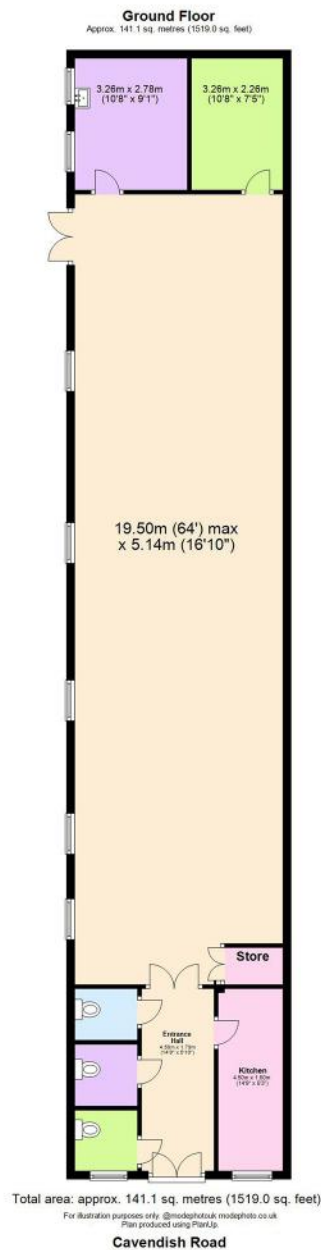
REFERENCE: AMP3734

- FORMER CHURCH OFFERING F1 (D1) USE
- COMPRISING OF A SINGLE STORY BUILDING UNDER A FLAT ROOF
- APPROXIMATELY 1,450 SQ. FT. WITH PLANNING POTENTIAL FOR A SECOND FLOOR TO BE ADDED
- MAIN HALL SPACE CAPABLE OF SEATING A CONGREGATION OF 80 PLUS PEOPLE WITH ADDITIONAL OFFICES AND STORAGE ROOMS TO THE REAR
- MAY ALSO BE SUITABLE FOR A RANGE OF ALTERNATIVE USES INCLUDING NURSERY, MEDICAL AND EDUCATIONAL - SUBJECT TO NECESSARY CONSENTS

ALEX MARTIN
COMMERCIAL

FOR SALE - 88B CAVENDISH ROAD, LONDON, N4 1RS.

PLAN



LOCATION

This property is located within a 2 minute walk from Harringay Green lanes, providing access to the London Overground Services and links to the Central line in just under 20 minutes.

Harringay Rail station is within walking distance from the premises with readily available bus services.

Cavendish Road is a side road just off the prominent Green Lanes Street in which there are a number of cafes, restaurants, shops and other amenities.

The property is also located within walking distance of Finsbury Park granting access to a large amenity space

FORMER CHURCH BUILDING FREEHOLD WITH SCOPE FOR EXTENSION

ALEX MARTIN
COMMERCIAL



DESCRIPTION

The building is predominantly open plan, comprising of the main hall surrounded by 3 modern WC's, a kitchenette as well as a store room.

The property also benefits from an entrance hall, which leads directly into the main hall space. To the rear of the property, there are 2 separate rooms that lend themselves to several uses such as offices, teaching rooms etc.

The building is single storey and is under a concrete flat roof.

There is development potential with scope to potentially extend by way of an additional floor - subject to necessary consents

FORMER CHURCH BUILDING FREEHOLD WITH SCOPE FOR EXTENSION

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ACCOMODATION

Approximately 1,450 sq. ft.

PLANNING

The property has most recently been used as a Place of Worship and offers F1 (Formerly D1) use and would be ideal for continued Religious use.

Any interested parties should make their own enquiries with the London Borough of Haringey.

TERMS

Offers in excess of £600,000 for the unencumbered freehold interest.

EPC

Exempt due to the building being religious use.

VAT

The property is not elected for VAT.

VIEWINGS

Strictly by appointment with Alex Martin Commercial.



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FORMER CHURCH BUILDING FREEHOLD WITH SCOPE FOR EXTENSION