

VIRTUAL FREEHOLD FOR SALE
DETACHED 2 STOREY BUILDING WITH E CLASS USE
2,500 SQ FT GIA

FOR SALE

s|b|h

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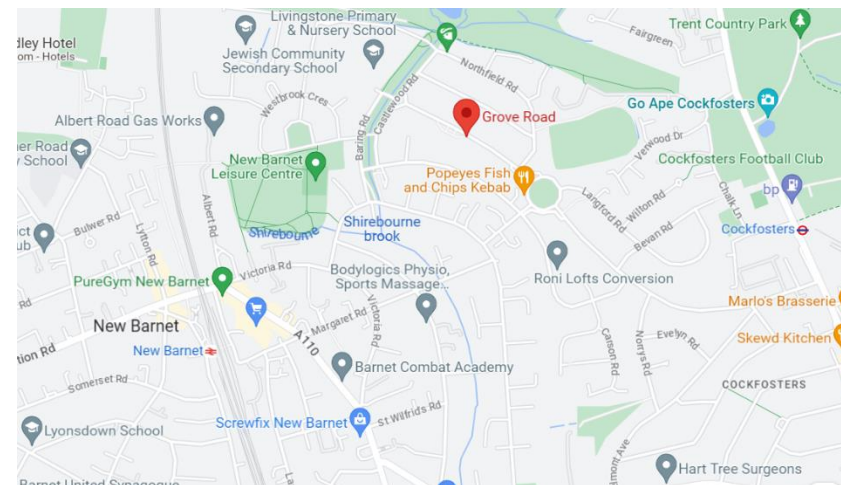
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68 Grove Road, Cockfosters, Herts., EN4

Location

The property is located on Grove Rd close to the junction with Mount Pleasant, 0.6 of a mile west of Cockfosters Rd, with its numerous cafes /restaurants and Piccadilly Line station.

The property sits within a prosperous residential neighbourhood while being close to the green spaces of Hadley Wood and Trent Park



Description

The property is a new detached 2 storey building under a pitched and vaulted roof arranged as shell and core space over ground and first floors with full height glazing to the front and rear elevations.

Externally there is parking to the rear for 3/4 cars and an outside terrace.

The building has the benefit of an E Class use so is suitable for office, retail, restaurant, medical, day centre, creche and gym/leisure uses.

Floor Areas

Ground Floor:	1,250 sq ft
First Floor:	<u>1,250 sq ft</u>
Total	2,500 sq ft GIA

Terms

The building is available on a 999 year ground lease with a share in the Freehold in the entire scheme.

Price

£990,000 plus VAT

Estate Charge

An estate charge will apply to the common areas including the car park and access gate which will be administered by the management company which the purchaser will have a share in.

Business Rates

To be assessed.

Legal Costs

Each party to be responsible for their own legal costs.

Energy Performance Assessment Rating

An EPC is being commissioned and will be available for inspection shortly.

Viewing/Further Information:

Strictly by appointment through sole agents sbh Page & Read:



CLIFF BONNETT

020 8342 2700
cliff@sbhpageread.co.uk



BEN PATER

020 8342 2700
ben@sbhpageread.co.uk

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