

SIZEABLE FREEHOLD INVESTMENT FOR SALE – SOUTHGATE, N14

SITE AREA APPROX 0.27 ACRE



(Historic Photo)

FORMER POLICE STATION, 25 CHASE SIDE, SOUTHGATE, LONDON, N14 5BW

- Lies circa 200 metres north west of Southgate Underground Station.
- Fronts very busy commercial pitch, nearby occupiers include: McDonalds, KFC, Asda, Tesco, Nandos and Pizza Express.
- Set out over four storeys with large yard/car park to rear.
- Gross Internal Area approx. 1,784 sq m (19,207 sq ft).
- Entire property let on a single lease, producing £360,000 per annum until January 2027

[STREET VIEW](#)

FREEHOLD FOR SALE SUBJECT TO LEASE

GUIDE PRICE £8,750,000

SUBJECT TO CONTRACT Sole letting agent

LonL582

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Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The property is located at the centre of Southgate within the London Borough of Enfield, approximately 13 kilometres (eight miles) north of central London (Trafalgar Square). The property sits in between Chase Side (A111), which joins directly on to the A10 / A406 to the south east and the A110 to the north west, and Crown Lane.

Chase Side comprises many High Street nationwide occupiers including McDonalds, KFC, Pizza Express, Nando's and Tesco Express in addition to an Asda Supermarket within close proximity.

Southgate Underground Station (Piccadilly Line) lies circa 200 metres to the south east which provides frequent and direct services into central London (Leicester Square Station) with a journey time of around 30 minutes.

Location plans are attached.

Description

The property comprises a former police station site with two separate buildings arranged around a central car park. It is understood that the buildings were constructed in the 1970's. The main former police station building fronts on to Chase Side and is arranged over basement, ground and three upper floors with a small loft room on the fourth floor.

A smaller former residential block fronts on to Crown Lane, extending to two storeys (not inspected by AG&G). It was previously used as staff residential quarters. At the centre of the site there is a hardstanding car park with access via Crown Lane.

A site plan and a set of historic indicative floor plans and photos are attached.

We have been advised that the property has the following approximate floor areas:-

Floor	NIA		GIA	
	sq ft	sq m	sq ft	sq m
Basement	2,172	201.8	2,619	243.3
Ground	2,054	190.8	3,134	291.2
First	2,081	193.3	3,519	326.9
Second	2,537	235.7	3,517	326.7
Third	2,058	191.2	3,229	300.0
Fourth	244	22.7	370	34.4
Crown Lane - Ground	806	74.9	1,738	161.5
Crown Lane - First	762	70.8	1,081	100.4
Total	12,714	1,181.2	19,207	1,784.4

Nimbus Maps measurements:-

Total Building Footprints 653 sq m (7,027 sq ft)

Total Site Area 1,120 sq m (12,051 sq ft)

NB: AG&G have not measured the property and are therefore unable to verify the above measurements. The areas set out above are approximate and provided for guidance purposes only and no reliance should be placed on this when making any offer to let/purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Planning

It is understood that the building fronting Chase Side was historically in 'B1 Use' and it now falls within 'E-Class' planning use. We understand that the building to the rear fronting Crown Lane is in C3 residential use. The property is not listed as being of special architectural or historical interest and nor is it situated within a conservation area but lies adjacent to one. Please rely upon your own planning research and due diligence prior to submitting an offer.

The Lease

The entire property is subject to a lease for five years from 28th January 2022 between the landlord 'DN Property London Limited' and 'Home51 Ltd'. The rent passing is £360,000 per annum. A copy of this agreement is available upon request.

Basis of Sale

Unconditional offers are invited in the region of £8,750,000 for the freehold interest, subject to lease.

Further Information & Viewings

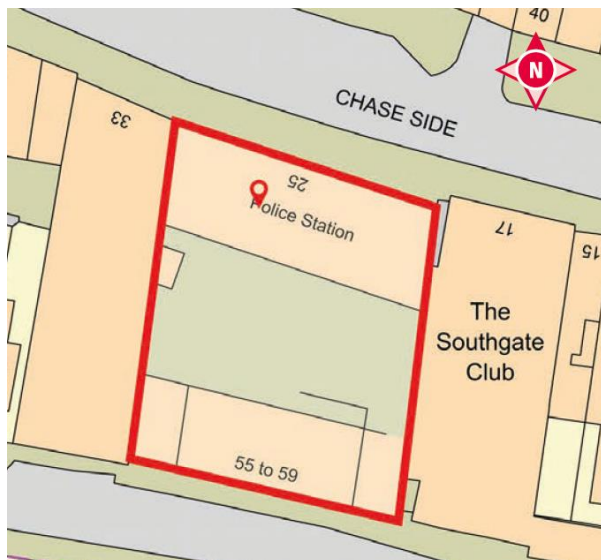
For further information or organise a viewing, please contact AG&G on tel. 020 7836 7826.

STREET VIEW

Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Site Plan



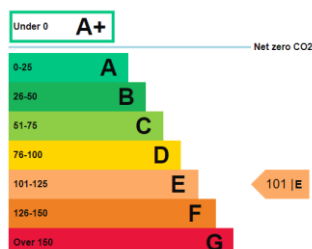
Not to scale – not to be relied upon, provided for indicative purposes only.

EPC

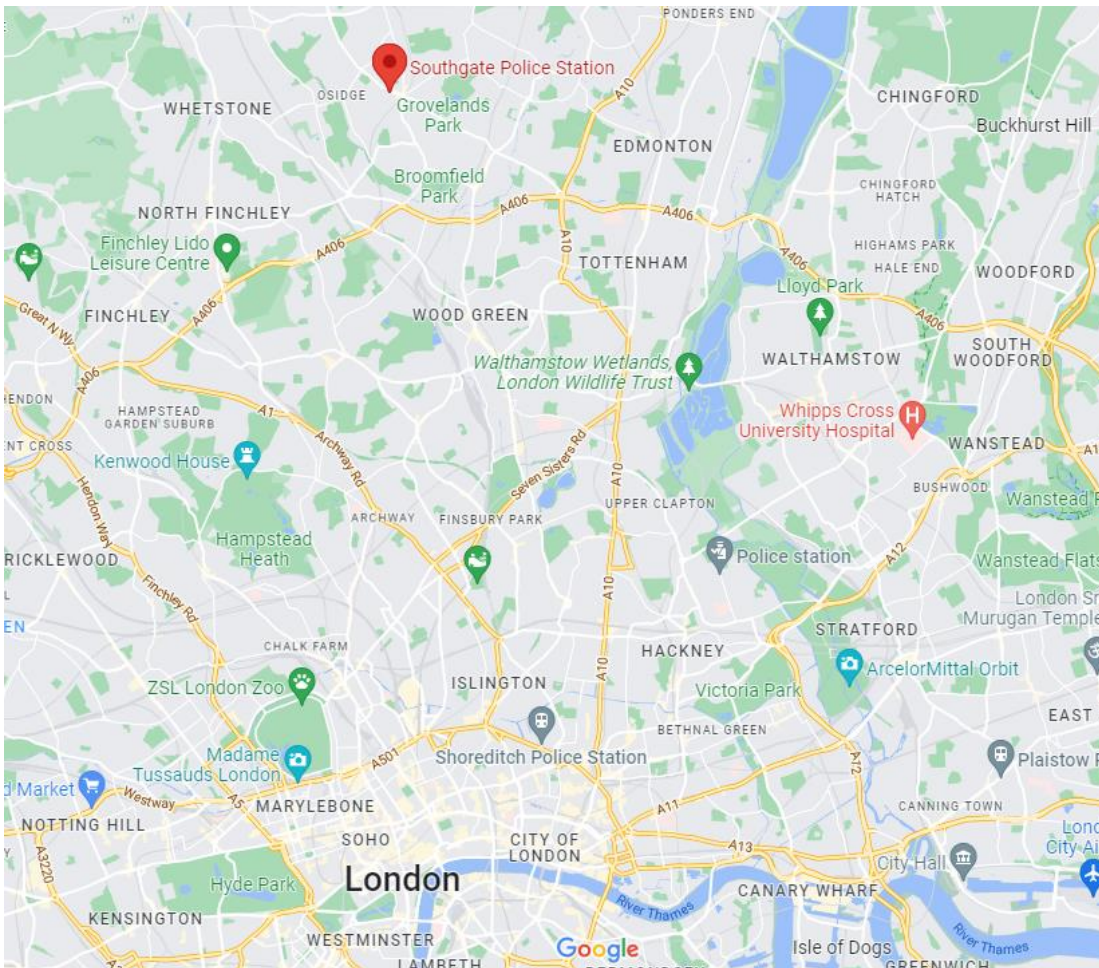
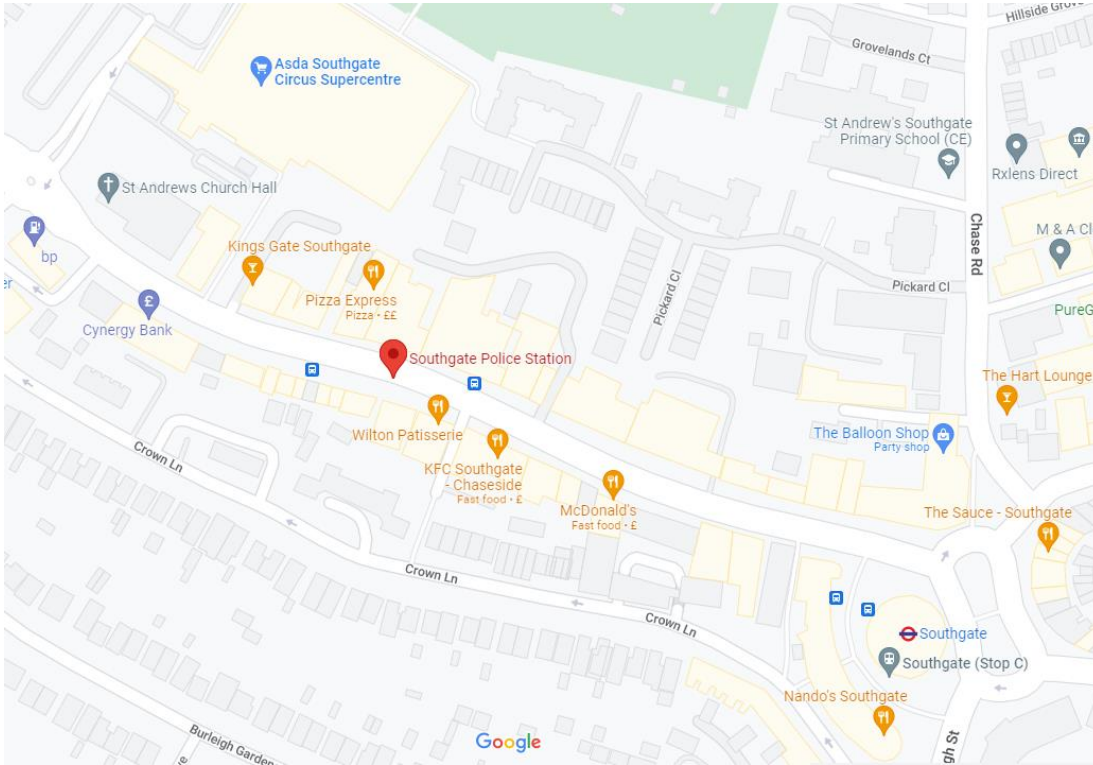
The property has an EPC rating of E "101". Extract below.

Energy efficiency rating for this property

This property's current energy rating is E.



Location Plans



Source Google Maps. Not to scale - Provided for indicative purposes.

Historic Photos



Rear elevation of main building



Rear elevations and car park



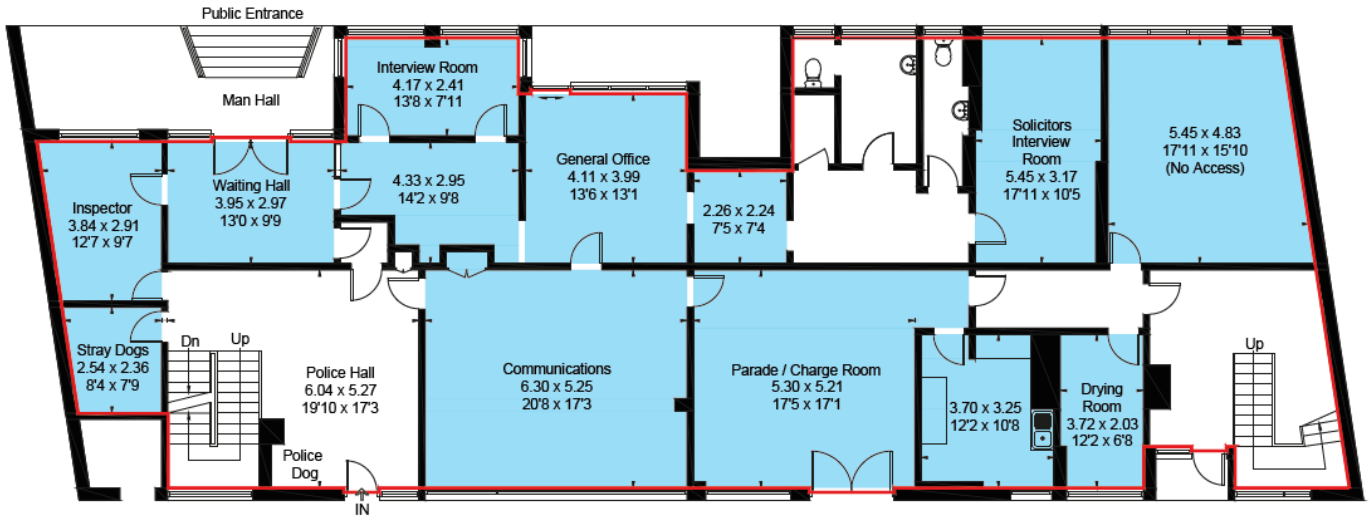
Residential Block

Historic Floor Plans

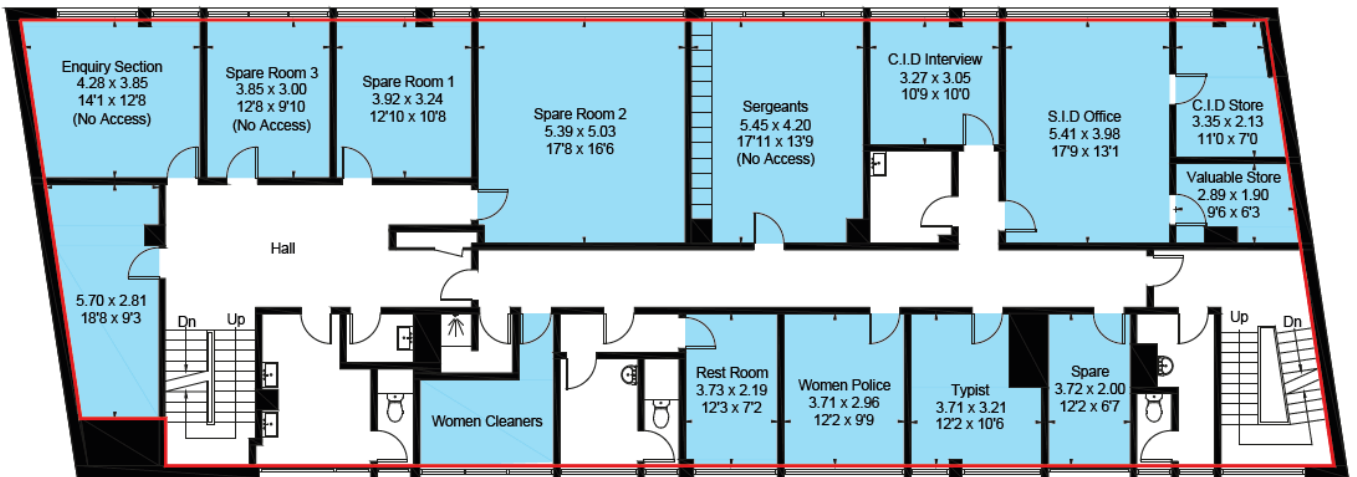
These historic floor plans are not to scale and are provided for indicative purposes.

Please be aware that the property some of the internal walls/partitions have been removed.

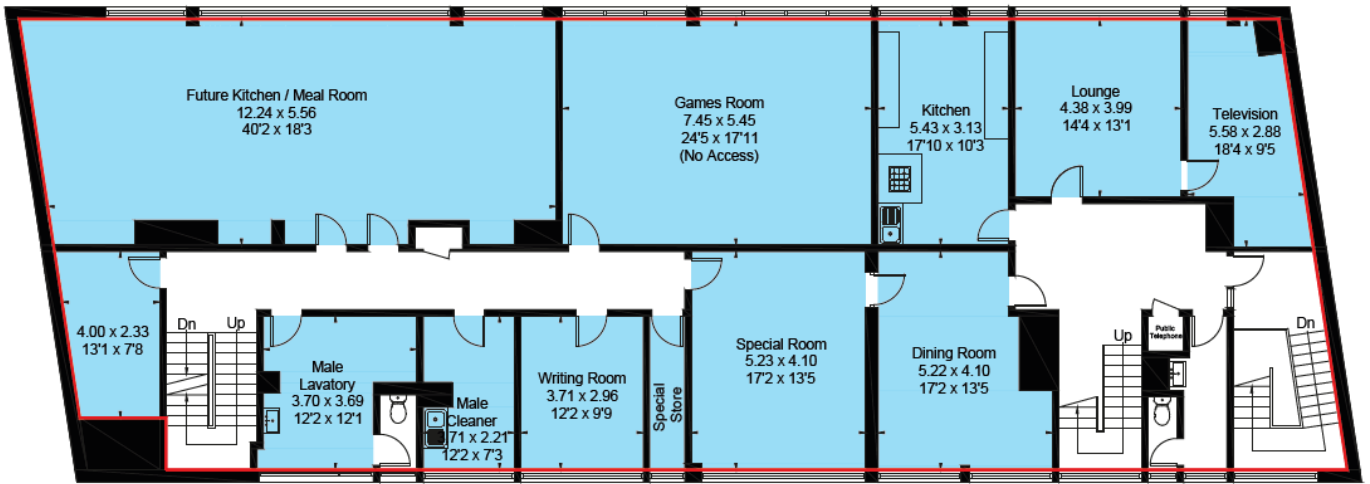
Former Police Station



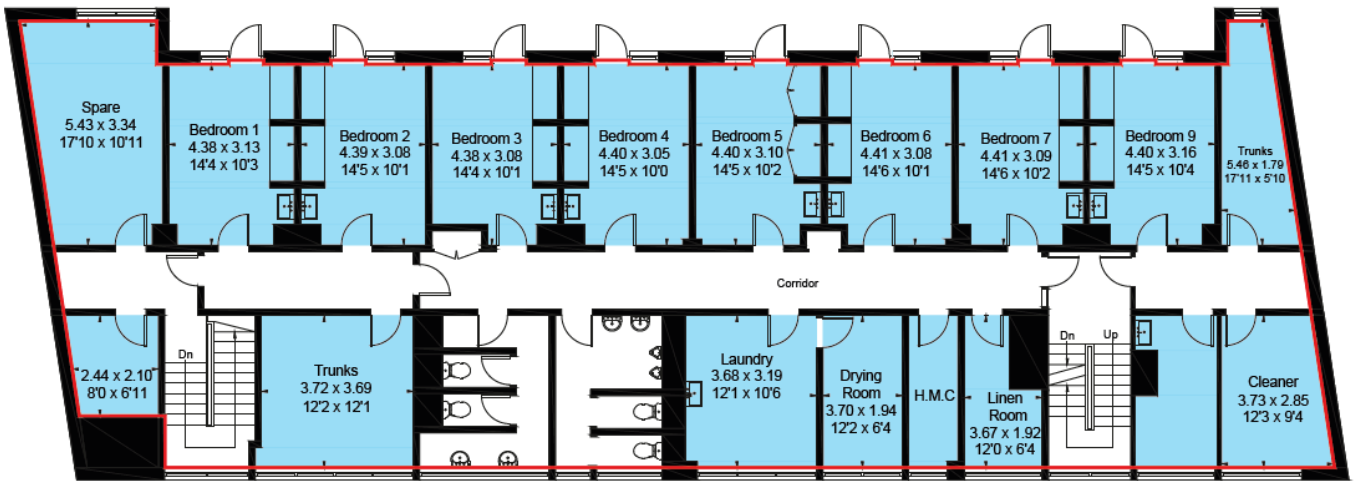
Ground Floor



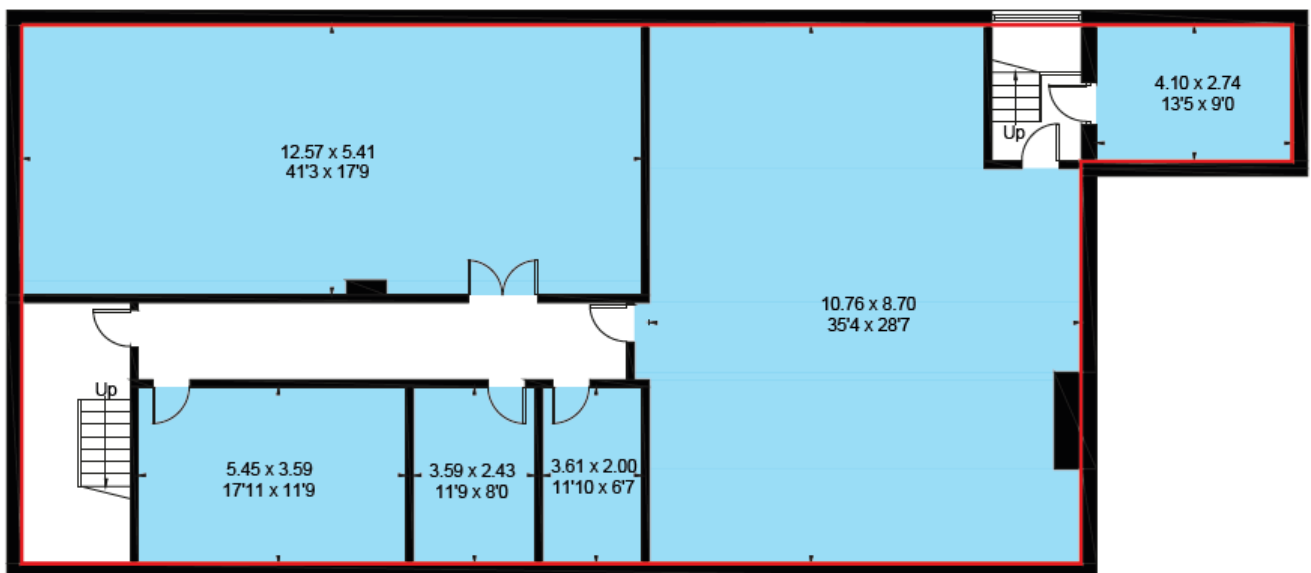
First Floor



Second Floor

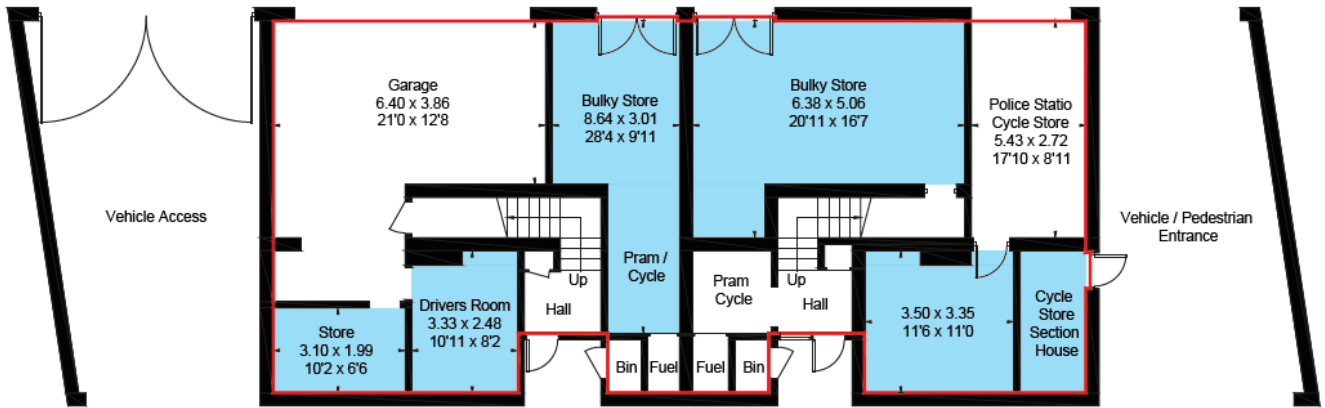


Third Floor

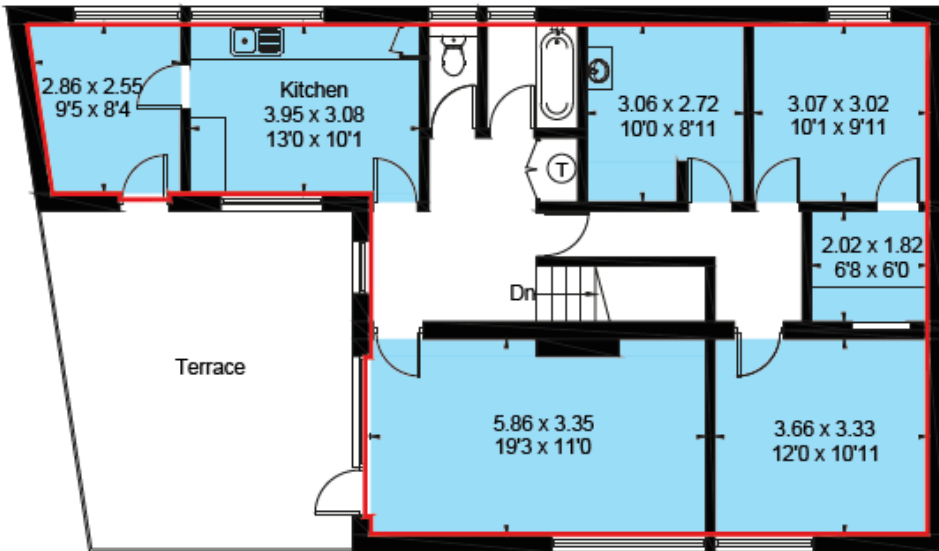


Basement

Annex Residential Building To Rear Fronting Crown Lane – Not inspected by AG&G



Annexe - Ground Floor



Annexe - First Floor

Historic Front Elevation Photo – taken 15th November 2022

