

102

ALEXANDRA PARK



micommercial



alexandra freehold premise *investment description:*

asking price:
£800,000

rarely available freehold premises in the affluent area of muswell hill.



vacant e class premises that has previously traded as a kitchen showroom and totals circa 1,300sqft over ground and lower ground floor. the shop is very modern with good lighting and a kitchen and toilet already installed. the rear yard area is thought to be suitable for the development to residential subject to necessary planning. the upper parts are sold off on a 67 and 94 year lease. the uppers consist of a 1x3 bedroom flat and 1x2 bedroom flat with an annual ground rent income of £10. (upper floors have not been inspected).

re-development potential (stpp) - positive early feedback from the council but no formal plans submitted. current feedback is with regards to the conversion of the lower ground element of the shop, into a 1 bedroom flat, with the rear yard area being built into a 2 bedroom house with a study. (neighbouring properties have had extensions/conversions in their rear garden already).



valuable information:

gdv valuation breakdown: £1,275,000

- shop £300,000
- 1 bed flat: £300,000
- 2+1 bedroom house: £675,000

estimated rental income: £6,683pcm

- shop: £2,083pcm (excluding lower ground floor)
- 1 bed flat: £1,850pcm
- 2+1 bedroom house: £2,750pcm

salient points:

- vacant commercial premises with development potential
- rarely available freehold in the affluent area of muswell hill
- bounds green underground and alexandra palace railway station both within close proximity

vat: not applicable

ownership: privately owned



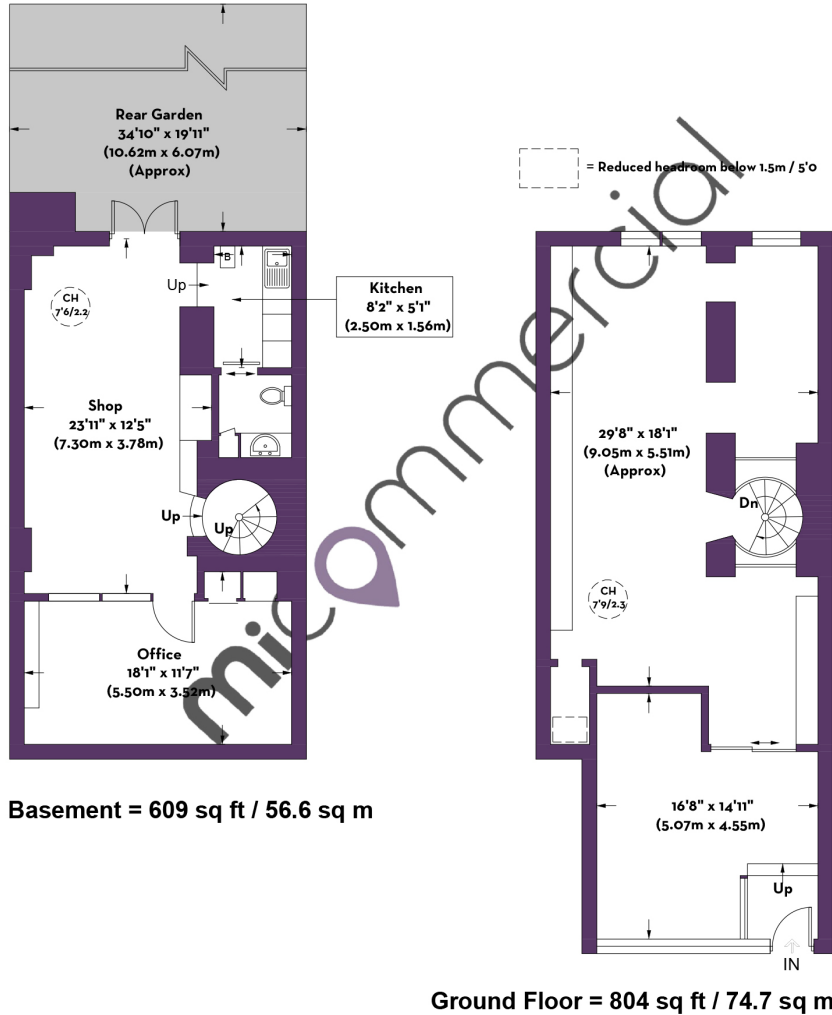
floorplan:

102 ALEXANDRA PARK ROAD N10 2AE

- approximate gross internal floor area: 1409 sq ft / 130.9 sq m (excluding reduced headroom)
- reduced headroom: 4 sq ft / 0.4 sq m
- total: 1413 sq ft / 131.3 sq m



this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id 1031109)



contact us to discuss securing this opportunity:

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