

81a Pretoria Road,

**Edmonton
LONDON N18 1EU**



Further information online:

<http://www.gilmartinley.co.uk/properties/22222>

Area

Gross Internal Area: 513 sq.m. (5,523 sq.ft.)

Price

Offers in excess of £600,000 subject to contract

Property Description

The property occupies a regularly shaped site of 0.22 acres and comprises a 1930's brick built warehouse with mainly profiled metal sheet cladding to the elevations. The gated front and side yard are concrete paved. Loading access is through the north flank roller shutter door.

The property has been partitioned to form two units, each with their own toilet and kitchen facilities.

The southern part of the property is currently let on a short term licence. The purchaser could buy the property with vacant possession of the whole, or subject to the licence in place and benefitting from the associated all inclusive income (£29,500 per annum).

- > Site area 0.22 acres
- > Eaves height 3.39 metres
- > North Circular Road (A406) less than 0.25 miles to the north
- > Currently arranged as two units
- > 3 phase electricity
- > Heating to warehouse via single gas-fired hot air blower
- > Roller shutter loading door (2.70m wide by 3.28m high)
- > Gas central heating to offices
- > Excellent transport communications





Freehold Workshop / Warehouse For Sale Edmonton, London N18

Accommodation	Area sq.m.	Area sq.ft.	Comments
Warehouse	513.19	5523	
Secure Yard / Parking	137.96	1484	

Property Location

The property is located on the east side of Pretoria Road and is well served for road communications. Fore Street (A1010) is located 0.15 miles to the east, the Great Cambridge Road (A10) less than 0.5 miles to the west and the North Circular Road (A406) 0.25 miles to the north. The position of the property in context of the local road network provides for easy access to the North-South Route (A1055) less than 0.75 miles to the east and Junction 25 of the M25 Motorway which is only 4.0 miles to the north.

White Hart Lane Mainline Railway Station is within short walking distance to the south, connecting with Seven Sisters Underground Station (Victoria Line) and providing regular direct services to London Liverpool Street Underground and Railway Terminal (travel time 23 minutes).

2010 Rateable Value £26750.00

Estimated Rates Payable £11582 per annum

Service Charge p.a. N/A

Terms Freehold for sale with vacant possession of the whole or subject to short term licence of part.

Our client may consider proposals from parties seeking fully repairing and insuring leases.

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Enfield

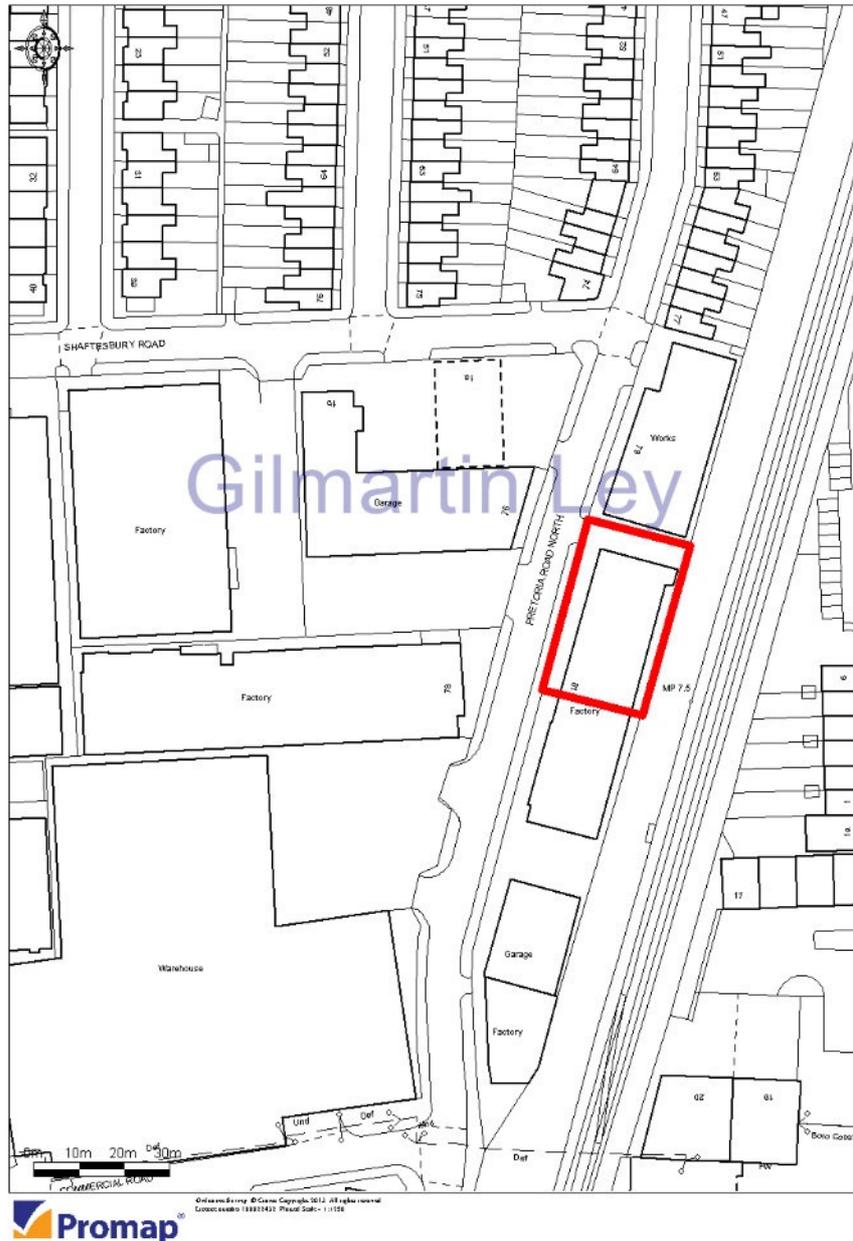
Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Last Updated: 03 Oct 2013

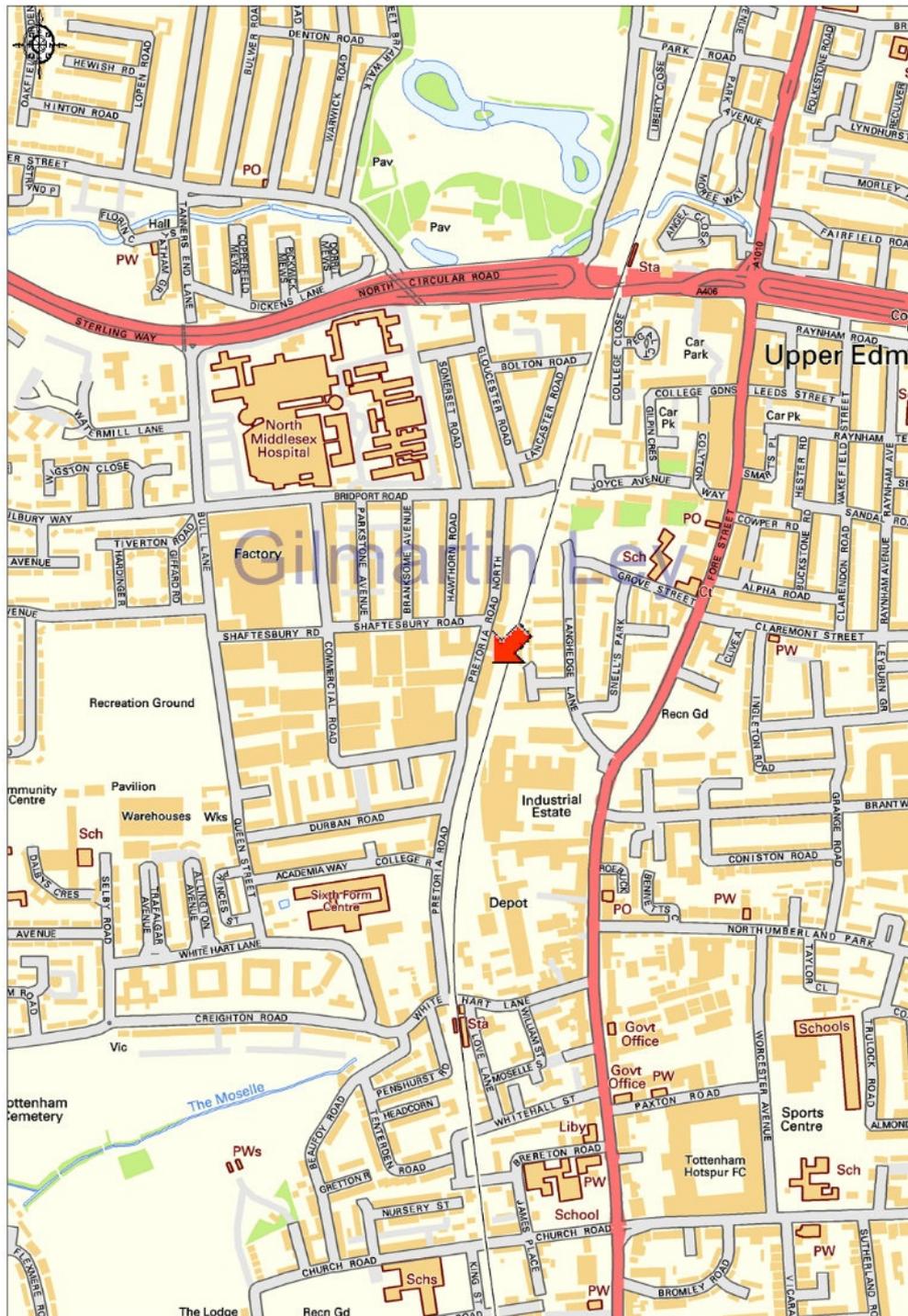
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