



GILMARTIN LEY

Freehold Workshop For Sale - Edmonton N9

Benefits from changes to Permitted Development Legislation
Effective Aug 2021 STPP

**1a North Road,
Edmonton,
LONDON, N9 7QX**



Area

Gross Internal Area: 139 sq.m. (1,497 sq.ft.)

Price

Guide price £375,000 subject to contract



Property Description

The property comprises a two storey workshop / studio currently trading as a sign design and manufacturing business.

The ground floor workshop space benefits from loading access via double 'garage-style' doors on to North Road. The first floor, which is accessed via an internal spiral staircase, provides predominantly open plan office / design studio accommodation.

The property benefits from WC facilities, kitchenette, 3-phase electricity, excellent natural light at first floor level and generous floor to ceiling heights.

Regarding changes to planning legislation please see Government press release: <https://www.gov.uk/government/news/new-freedoms-to-support-high-streets-and-fast-track-delivery-of-schools-and-hospitals-across-england-introduced-today>

Key considerations

- > Rarely available freehold workshop with vacant possession
- > Benefits from changes to the Permitted Development legislation under Prior Approval (effective 1st August 2021)
- > Generous floor to ceiling heights
- > Ground floor: 2.55m to the underside of the beam
- > First floor: vaulted ceiling with an eaves height of 2.57m, rising to an apex of 3.93m
- > Good connections via road and rail
- > 1.0 km (0.6 miles) to Edmonton Green Rail Station (Overground Line)
- > Direct train to Liverpool Street Station circa 30 minutes
- > Located directly off of the busy A1010 Hertford Road and less than 1.0 km (0.6 miles) to the A10
- > A406 is 2.15 km (1.33 miles) to the south
- > M25 is 5.46 km (3.39 miles) to the north

<https://www.gilmartinley.co.uk/properties/for-sale/light-industrial/edmonton/london/n9/26779>

Our ref: 26779

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

Gilmartin Ley
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London N1 2UN

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Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	84.65	911	
First Floor	54.46	586	

Property Location

The property is located on North Road, a predominantly residential cul-de-sac, which is accessed from the A1010 Hertford Road.

Local occupiers in the immediate vicinity include a number of restaurants, cafes, medical surgeries and independent retailers.

The property is located approximately 1.0km (0.6 miles) north of Edmonton Green Shopping Centre and Edmonton Green Rail Station, which provides frequent services into Seven Sisters (Victoria Line) and London Liverpool Street Station, with a travel time of circa 8 & 26 minutes respectively.

There are north and southbound bus stops within 100m of the property providing connections to Ponders End, Waltham Cross, Stamford Hill, Manor House and Tottenham Hale, amongst other locations.

2017 Rateable Value £12750.00

Estimated Rates Payable £1530 per annum

Service Charge p.a. n/a

Terms Freehold for sale with vacant possession

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Enfield

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

Further information at: <http://www.gilmartinley.co.uk/properties/26779>
Offer Requirements Document
Energy Performance Certificate

Last Updated: 01 Oct 2021

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OS MasterMap 1250/2500/10000 scale
Wednesday, September 16, 2020, ID: CM-00902363
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1:1250 scale print at A4, Centre: 534729 E, 194479 N

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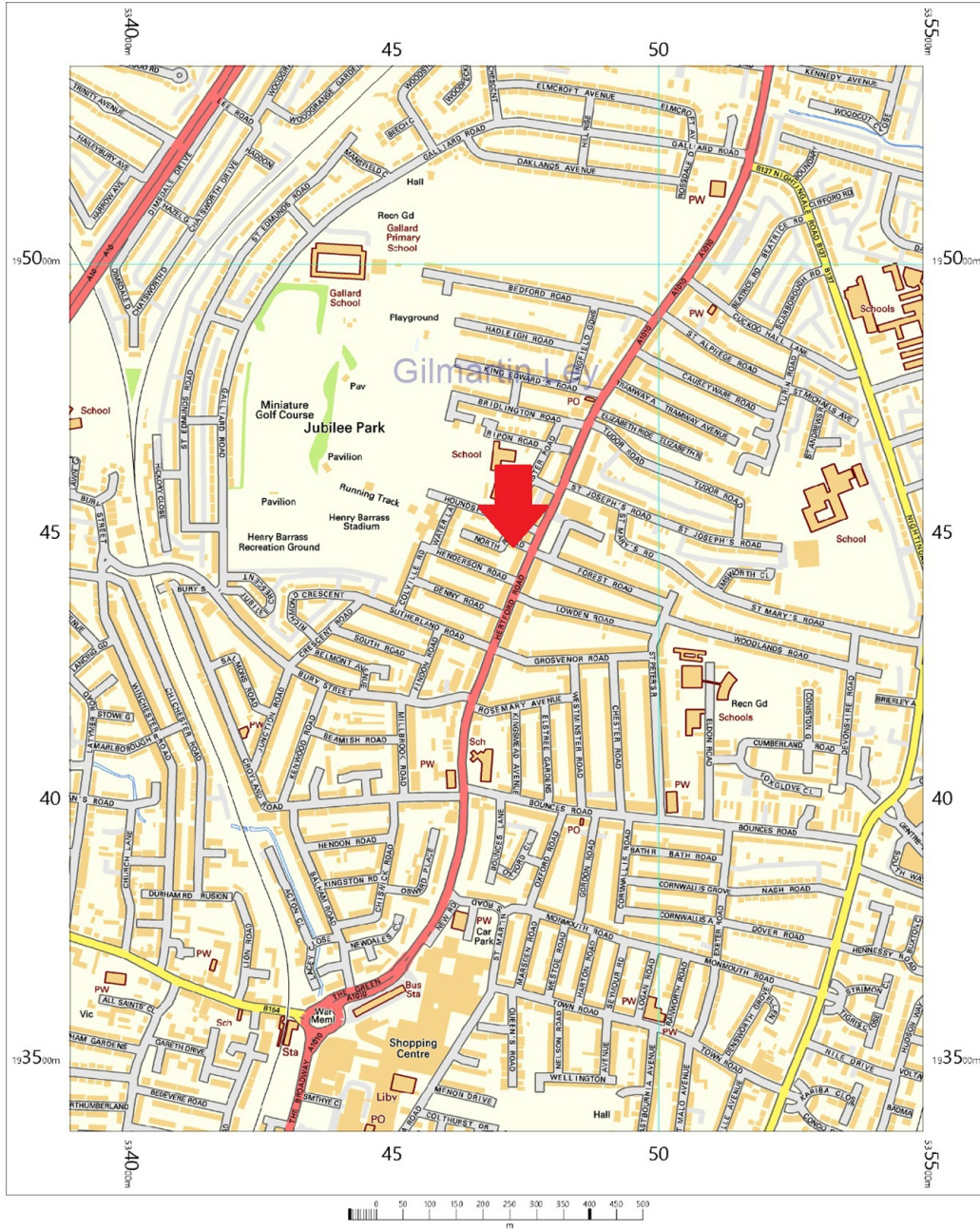


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OS Streetview
Wednesday, September 16, 2020, ID: CM-00902370
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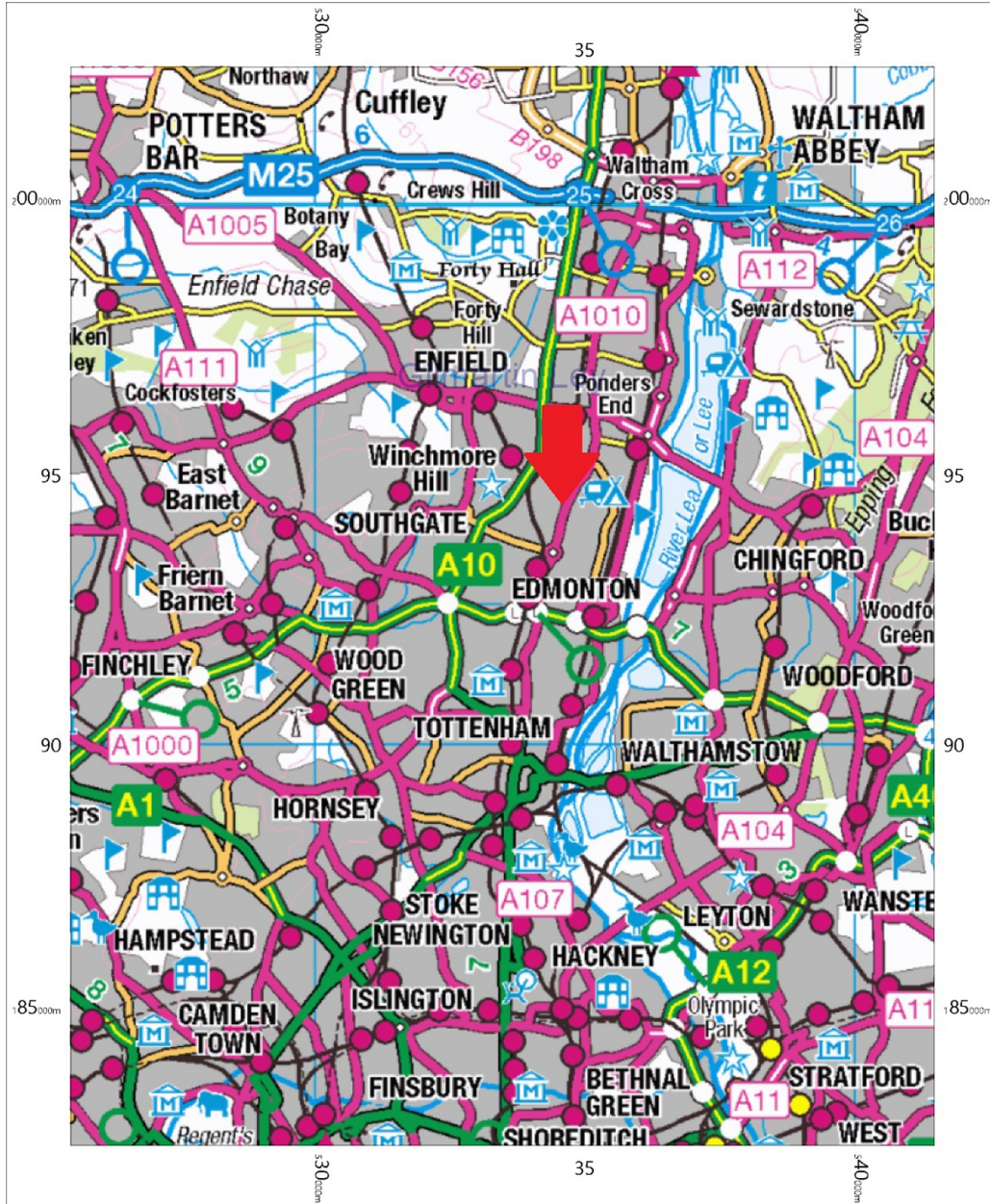


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OS 250k scale raster
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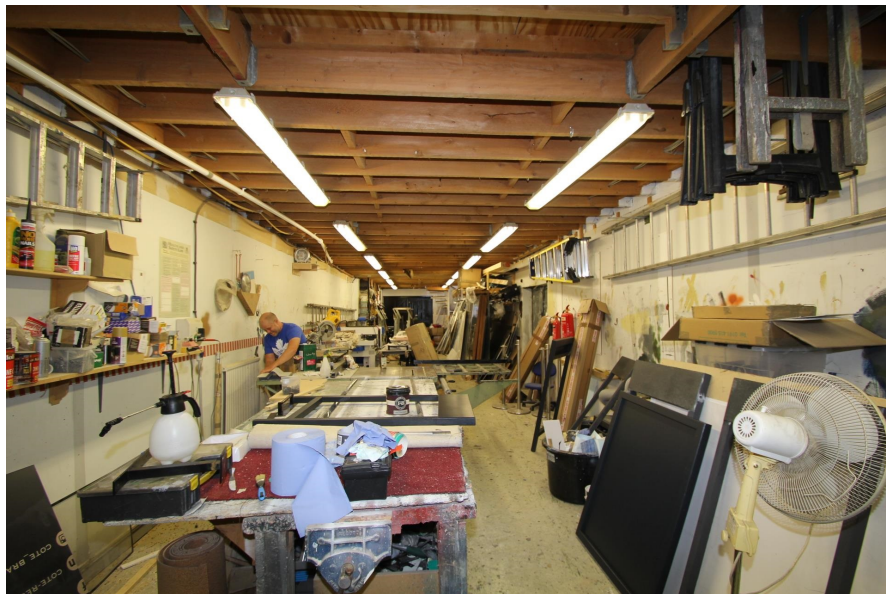
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