



GILMARTIN LEY

Freehold with Vacant Possession of Ground Floor & Basement - London N18

For sale at McHugh & Co auction on Wednesday 6th April 2022

10 Denton Road,
Edmonton,
LONDON, N18 1RU



Price

Guide price £120,000 subject to contract



Property Description

The subject property comprises an end of terrace building providing accommodation over basement, ground and first floors together with garage and off road parking.

The property will be sold with vacant possession of: the ground floor and basement unit, the front off street car space and a rear garage with adjacent forecourt which is directly accessible from Warwick Road.

Historically the ground floor level had been used as a mini-cab office and the basement for storage, however this unit has been vacant for over ten years.

There may be potential to develop the ground floor and basement levels into a number of alternative uses including; retail, offices and/or residential accommodation (subject to obtaining the necessary planning consents).

The property includes two flats. The residential parts comprise a 1 x one bedroom ground floor garden flat and 1 x first floor two bedroom flat. Both have been sold off on long leases: the lease of the first floor flat expires in 2174 and the ground rent is a peppercorn; the lease of the ground floor flat expires in June 2084 (reversion in 62 years). The ground rent income from the ground floor flat is £150 pa, rising to £300 in 2051.

Key considerations:

- > For sale by auction on Wednesday 6th April 2022
- > In the same ownership since 1989
- > Suitable for a number of alternative uses (subject to obtaining the necessary consents)
- > Vacant possession of shop and basement
- > Lock up garage with forecourt parking for 1 vehicle, with additional off street parking for 1 vehicle to the front
- > Reversionary ground rent investment in respect of ground floor flat (circa 62 years remaining)
- > Excellent transport communications
- > Silver Street Rail Station (London Overground Line) is circa 0.52 kilometres (0.32 miles) to the south.
- > London Liverpool Street Station with a journey time of circa 25 minutes

<https://www.gilmartinley.co.uk/properties/for-sale/development/edmonton/london/n18/27864>

Our ref: 27864

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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Website: www.gilmartinley.co.uk



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Accommodation

Gross Internal Area: 67 sq.m. (722 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Ground Floor	23.16	249	Floor to ceiling height 3.23m
Basement	43.92	472	Floor to ceiling height 1.60m

Property Location

The subject property is located on the south side of Denton Road in a prominent corner position in a predominantly residential location. The property benefits from Pymmes Park located 70 metres to the east of the property featuring Metropolitan Open Space and a number of recreational facilities.

The property has excellent transport communications being 0.23 kilometres (0.12 miles) north of Silver Street which provides access onto the North Circular Road (A406) 0.33 kilometres (0.20 miles) south of the property, which in turn leads to the main road communications including easy access to A10, M25, M11 and M1.

Silver Street Rail Station (London Overground Line) is circa 0.52 kilometres (0.32 miles) to the south of the subject property. Silver Street Station provides frequent and direct services to Seven Sisters Station (Victoria Line) in a journey time of circa 6 minutes & London Liverpool Street Station with a journey time of circa 25 minutes.

The property is also located only 1.46 kilometres (0.90 miles) to the north of White Hart Lane Station, which has been significantly improved as part of the regeneration in the area spearheaded by the new Tottenham Hotspur stadium, a museum and hotel.

2023 Rateable Value £3750.00

Estimated Rates Payable £0 per annum

Terms Freehold with vacant possession of ground floor and basement, front car space and rear garage / forecourt and subject to a long lease in the first floor flat expiring 2174 at a peppercorn ground rent and a long lease of the ground floor flat expiring 2084 with a current ground rent of £150 pa, rising to £300 pa in 2051.

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: <https://www.gilmartinley.co.uk/properties/27864>
Ground floor lease (part)
Title plan
Floor plans

Last Updated: 04 Jul 2023

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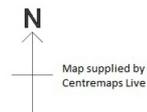
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OS MasterMap 1250/2500/10000 scale
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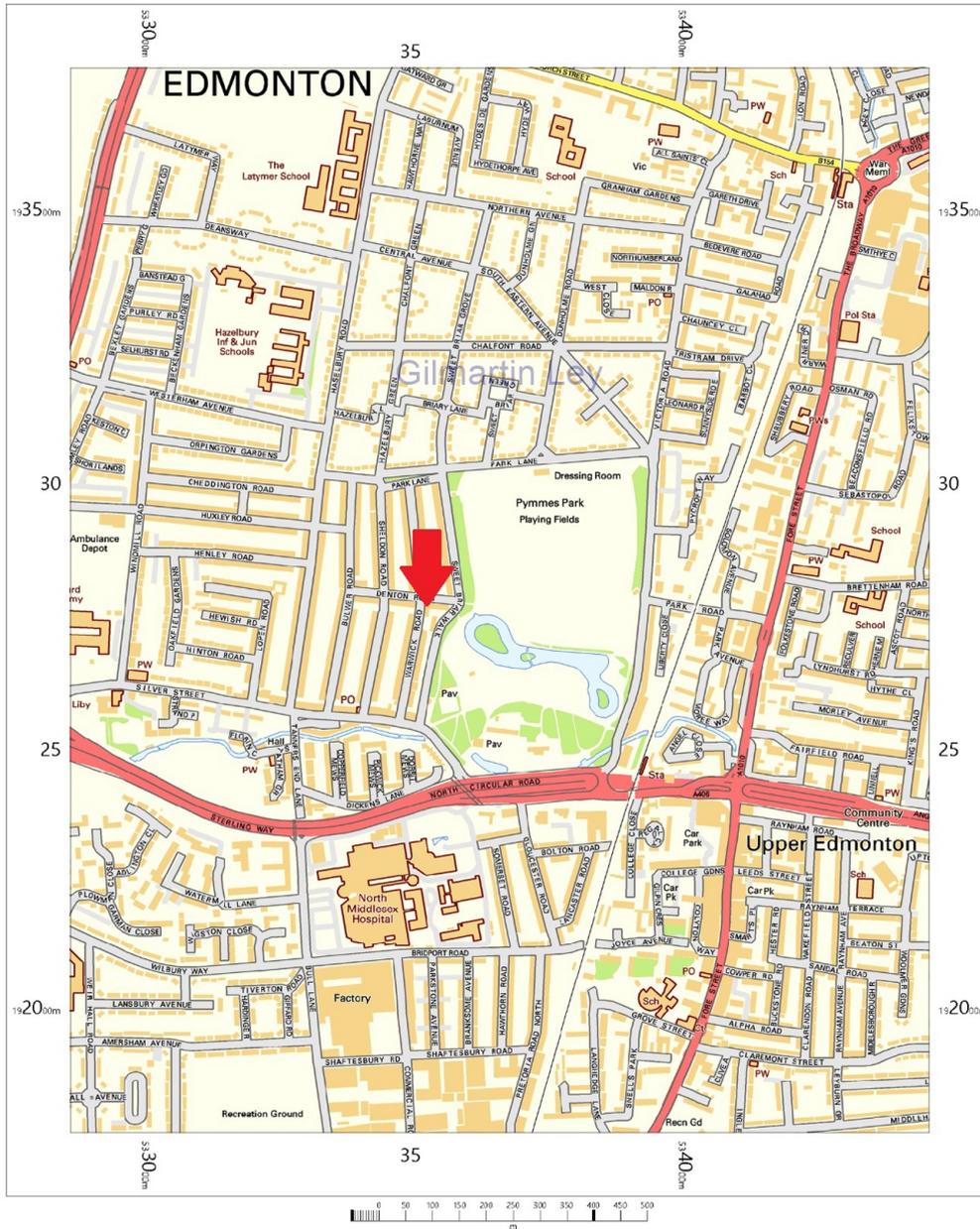


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OS Streetview
Tuesday, February 25, 2020, ID: CM-00863244
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 533666 E, 192778 N

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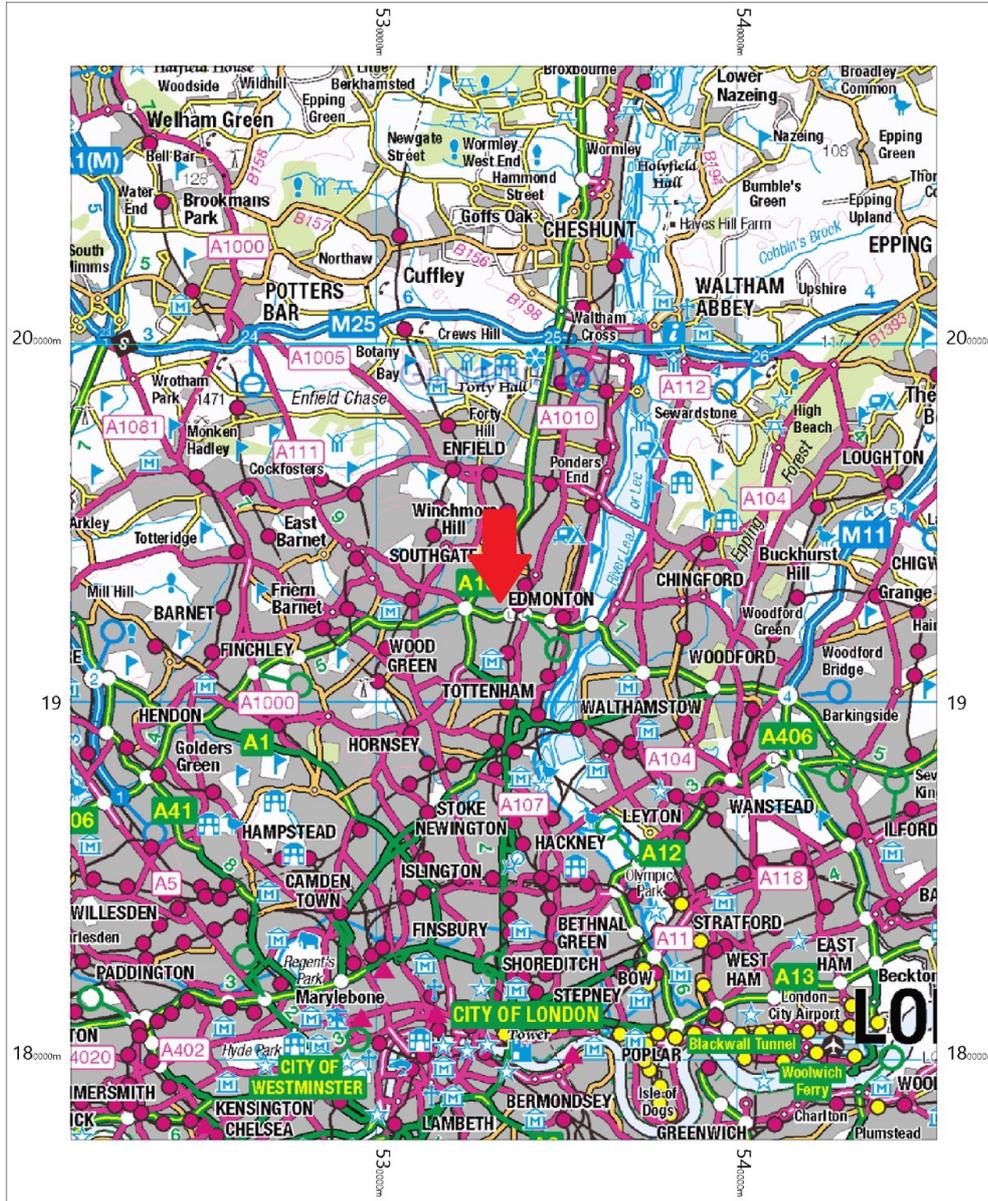


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OS 250k scale raster
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