



# Freehold Café / Bar and Flat with Development Potential London N22

Vacant possession of ground floor. Upper parts let on single AST

GILMARTIN LEY

**101 Myddleton Road,  
Bowes Park,  
LONDON, N22 8NE**



#### Area

Gross Internal Area: 207 sq.m. (2,226 sq.ft.)

#### Price

Guide Price £650,000 subject to contract



#### Property Description

The property comprises a three storey mid-terrace building comprising a café / bar on the ground floor and a self contained flat over the first and second floors.

The property has significant development potential STP, details of which can be downloaded from our website.

The ground floor was until recently operating as a café / bar called 'The Step'. The space was configured to provide seating for approximately 50 people and a bar area towards the front of the building, with the kitchen, WC facilities and additional storage rooms towards the rear of the property. There is a large rear garden area with space for additional customer seating of approximately 50 people.

The upper parts comprise a two bedroom residential flat, arranged over first and second floors, which is accessed via a separate entrance at street level.

The property is to be sold with the benefit of vacant possession of the ground floor commercial unit and subject to the assured shorthold tenancy on the residential flat, which currently generates a rental income of £1,300 per calendar month.

- > Freehold for sale with vacant possession of ground floor café / bar
- > Located in an improving part of North London
- > Gross internal area: 206.89 sq.m (2,227 sq.ft)
- > Site area: 207.95 sq.m (0.05 acres)
- > Residential upper parts (2 x bedroom flat) let on an AST generating a rent of £1,300 per month
- > Development, reconfiguration and alternative use potential STPP
- > Of interest to investors and owner occupiers
- > Exceptional transport communications
- > Bowes Park Rail Station only 200 metres (0.12 miles) distant
- > Bounds Green London Underground Station (Piccadilly Line) only 450 metres (0.28 miles) distant
- > A406 North Circular Road circa 0.7 kilometres (0.43 miles)

<https://www.gilmartinley.co.uk/properties/for-sale/development/bowes-park/london/n22/28062>

*Our ref:* 28062

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

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## Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	124.53	1,340	
First Floor	63.31	681	
Second Floor	19.05	205	

## Property Location

The property is located towards the centre of Myddleton Road, a mixed residential and Edwardian shopping street situated in the 'up and coming' and predominantly residential area of Bowes Park / Bounds Green. There are a wide variety of commercial occupiers in the immediate vicinity, which include bakeries, cafés, offices, restaurants, a fitness centre/gym, hair salons and convenience stores.

The property has exceptional connectivity via road and rail.

The A406 North Circular Road is only 0.7 kilometres (0.43 miles) to the north of the property

Bowes Park Rail Station is only 200 metres west of the property, providing connections to Finsbury Park (10 minutes), Kings Cross (20 minutes) and Moorgate (27 minutes). Bounds Green London Underground Station (Piccadilly Line) is 450 metres west of the property, providing further southbound connections into central and west London and northbound routes to Southgate and Cockfosters amongst others.

**2017 Rateable Value** £10300.00

**Estimated Rates Payable** £0 per annum

**Service Charge p.a.** N/A

**Terms** Freehold for sale subject to vacant possession of the ground floor café / bar and subject to an assured shorthold tenancy in respect of the residential upper parts with a current passing rent of £1,300 per calendar month.

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

**Local Authority:** London borough of Haringey

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

**Further information at:** <http://www.gilmartinley.co.uk/properties/28062>  
Development potential - Various options STP  
Existing Floor Plans  
Offer Requirements  
Energy Performance Certificate

**Last Updated:** 27 Jul 2020

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OS MasterMap 1250/2500/10000 scale  
Thursday, January 30, 2020, ID: CM-00856798  
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 530428 E, 191407 N

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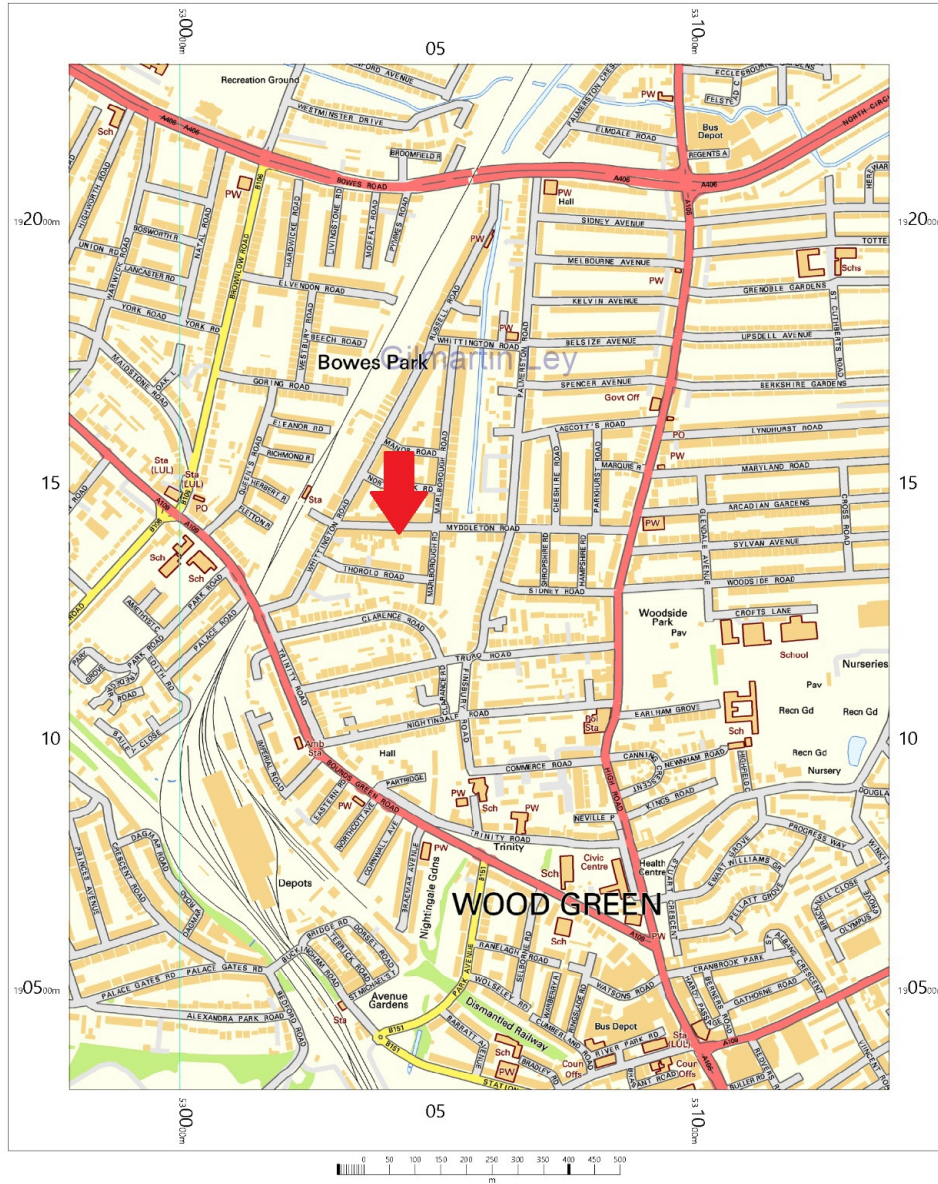


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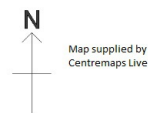
101 Myddleton Road, N22 8NE



OS Streetview  
Tuesday, January 28, 2020, ID: CM-00855973  
www.centremapslive.co.uk

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