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## **UNIQUE D1 OCCUPATION/RE-DEVELOPMENT OPPORTUNITY FORMER SUNSHINE CLINIC/DAY NURSERY**

**PROPOSALS INVITED  
FREEHOLD/TO BE LET  
OR JOINT VENTURE PROPOSALS FOR D1/RESIDENTIAL RE-DEVELOPMENT**



**ZOFFANY STREET, LONDON N19  
APPROX 6,072 SQ FT (564.08 SQ M) GROSS INT FLOOR AREA**

**Location:** Situated off Holloway Road, just south of Archway and within easy walking distance from Archway underground station (northern line). There are also excellent bus services and local shopping facilities at Archway and Holloway Road. It is well located for easy access to Central London, Brent Cross and the motorway network via junction 1 of the M1 at Brent Cross.

**The Property:** Originally built 1937 as a sunshine clinic and day nursery, the property is detached and stands in a site of approximately 0.17 acres. It has a frontage to Scholefield Road of approximately 52' and a return frontage to Zoffany Street of approximately 141'. The property is arranged in three sections: the front building is arranged on ground, first and second floors, a single storey link and a two storey rear building. There is a basement boiler room.

The property has a playground area approx. 32' x 72' and a roof playground over the single storey link.

The present accommodation is arranged in various rooms having a total gross internal floor area of approximately 6,072 sq. ft. (564 m<sup>2</sup>)

**Planning:**

I am advised that the property enjoys D1 use.

D1 uses include: religious, community, education, training, day nursery, medical, dental, veterinary. Other uses will require a change of use.

**Rating:**

Rated in two assessments Ground floor front RV £8,800.  
Ground floor rear RV £5,800  
Total rates payable £6,044.4 (current year)  
Figures provided verbally by London Borough of Islington.

**VAT:**

The property is not elected for VAT purposes.

**EPC:**

Copy available upon request (Band G)

**Terms:**

I am instructed to invite proposals as follows:

To let the property as is. New F R & I lease for a term to be agreed, subject to upward only three yearly geared rent reviews. Guide rental £15 per sq. ft. per annum exclusive

To sell the freehold interest as is subject to contract only. Offers invited in excess of £150 per square foot.

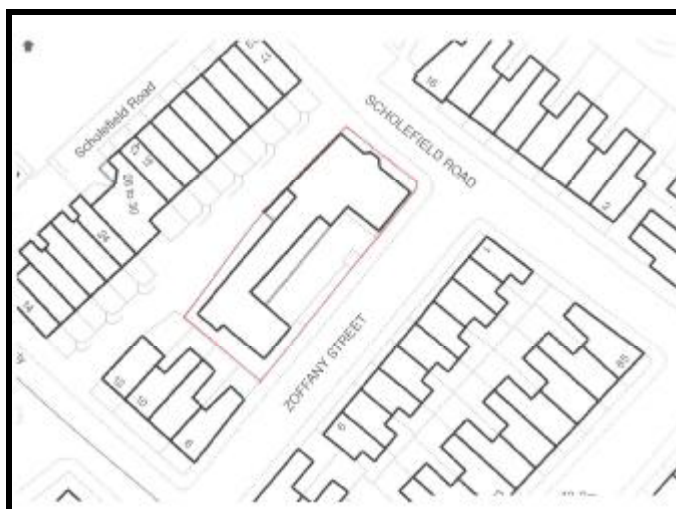
To invite proposals for a joint venture re-development of the property to provide D1 accommodation on the lower floor/floors plus residential accommodation over.

**Subject to contract**

**Viewing**

**Strictly by appointment only via Agents  
Claridges Commercial – 0845 205 0007**

(Please note that access to the boiler room is not permitted as my clients have been advised of the presence of asbestos.)



(site plan not to scale)

