

## FREEHOLD A3 INVESTMENT FOR SALE



### TURNPIKE LANE, LONDON N8 GROUND FLOOR - 1153 SQ FT (107.15 SQ M)

**Location:**

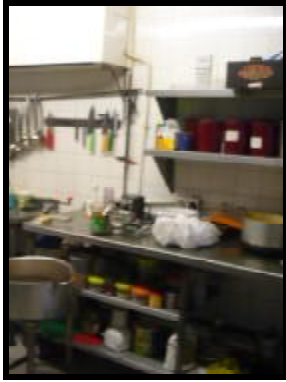
Situated midway along Turnpike Lane, which is a busy thoroughfare leading from Hornsey to Wood Green. Turnpike Lane Underground and Bus Station is at one end of the street.

**Description:**

Comprising a shop and upper part. The shop is arranged as a restaurant and trades as a takeaway with some eat in facilities (14 covers).

The upper part is arranged over two floors and comprises kitchen, bathroom and WC on the first floor, plus two further rooms. The second floor comprises three further rooms.

The property is let in its entirety by way of a Full Repairing Lease – details overleaf.



**Areas:**

Retail area	4.56 m wide x 8.7 m deep
Kitchen area	6.57 m x 3.10 m
Storage/prep area	2.16 m x 6.6 m
Covered storage area	6.44 m x 5.10 m
Total area on ground floor	107.15 sq m (1153 sq ft)

**Terms:** Available Freehold with vacant possession at £395,000.

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

## Important Notice

These property particulars have been prepared in all good faith to give a fair overall view of the property. If you require any further information or verification of any points particularly relevant to your interest in this property, please ask.

It should be noted that nothing in these particulars shall be deemed to be a statement that either the property is in good structural condition, or that any services, appliances, installations, equipment or facilities, are in good working order and services connected. No plant, machinery or appliance electrical or mechanical, present at the day of inspection has been tested and accordingly purchasers should satisfy themselves on such matters prior to purchase.

These particulars are given as a general guideline only, and do not constitute, nor constitute any part of an offer or contract. Any photographs included within these particulars depict only certain parts of the property and no assumptions should be made with regard to parts of the property that have not been photographed. Furniture, furnishings, personal belongings and other contents, etc., shown in the photographs must not be assumed to be included in the sale, neither should it be assumed that the property or the contents remain as displayed in the photographs. If in doubt, please ask for further information.

Measurements, descriptions, areas or distances referred to within the particulars, or indeed within any plan or plans associated with the property are given as a guide only and must not be construed to be precise. If such information is fundamental to a purchase, purchasers are advised to rely upon their own enquiries.

Purchasers are advised to make their own enquiries regarding such matters relating to Planning Permissions or potential uses referred to within the particulars, where such information is given in good faith by Claridges. Information relating to rating assessments has been given verbally. Intending purchasers/tenants should satisfy themselves as to its accuracy from the Local Authority.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties, which have been sold, withdrawn or are under offer. Claridges do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars.

Claridges have not undertaken any environmental investigations in respect of land, air or water contamination. The purchaser/purchasers are responsible for making their own enquiries in this regard.

It must be appreciated that in preparing these particulars, descriptions given of the property by the author are personal and subjective and are used in good faith as a personal opinion and not as a statement of fact. To ensure that our descriptions are likely to match any expectations you may have of the property, we strongly recommend and advise that you make additional and specific enquiries.

Unless otherwise stated, in accordance with The Finance Act 1989, all prices and rents are quoted exclusive of VAT.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

The terms quoted and all subsequent negotiations are subject to contract.