

London N7 Hargrave Place, Holloway N7 0BP

- A Freehold Site extending to approximately 290 sq m (3,122 sq ft)
 - Currently occupied by a single storey building
 - The property is let to Foamtec Limited
 - Potential for Redevelopment subject to obtaining all necessary consents
 - Current Rent Reserved
- £18,750 per annum**



Tenure
Freehold.

Location
The property is located on the south side of Hargrave Place, immediately to the west of its junction with Brecknock Road. An extensive range of shops and amenities can be found on Camden Road. Underground services run from Kentish Town Station (Northern Line) with Kentish Town Rail Station also close by. The A1 is accessible and provides access to the north. The open spaces of Caledonian Park are available.

Description
The property comprises a broadly rectangular site which extends to approximately 290 sq m (3,122 sq ft). The site is occupied by a single storey building extending over 210 sq m (2,260 sq ft) which comprises a workshop, office and ancillary accommodation. The remainder of the site comprises a service yard and a further building.

Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Valuation Office draft rating list.

Ground Floor Workshop	146.0 sq m	(1,571 sq ft)
Ground Floor Office	18.25 sq m	(196 sq ft)

Tenancy

The property is let to Foamtec Limited for a term of 3 years from 13th August 2010 at a current rent of £18,750 per annum.

Planning

Local Planning Authority: The London Borough of Camden.
Tel: 020 7974 4444.

The property affords potential for redevelopment subject to obtaining all necessary consents.

VAT

VAT is not applicable to this Lot.

INVESTMENT – Freehold Site

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

WITHDRAWN

