

London N16

106 Green Lanes, Stoke Newington N16 9EH

- **A Freehold Mid Terrace Building**
- Arranged to provide a Retail Unit with Warehouse/Garage Area to Rear and a Self-Contained Maisonette
- Retail Unit subject to a Commercial Lease
- Maisonette subject to an Assured Shorthold Tenancy
- Warehouse/Garage Area Vacant
- Planning Permission for Extension and Conversion of Upper Floors to provide 1 x One Bedroom Flat and 1 x Three Bedroom Maisonette and Demolition of Garage to provide a Three Bedroom House (accessed from existing mews)
- Total Current Rent Reserved **£20,060 per annum (equivalent) with vacant possession of warehouse/garage**



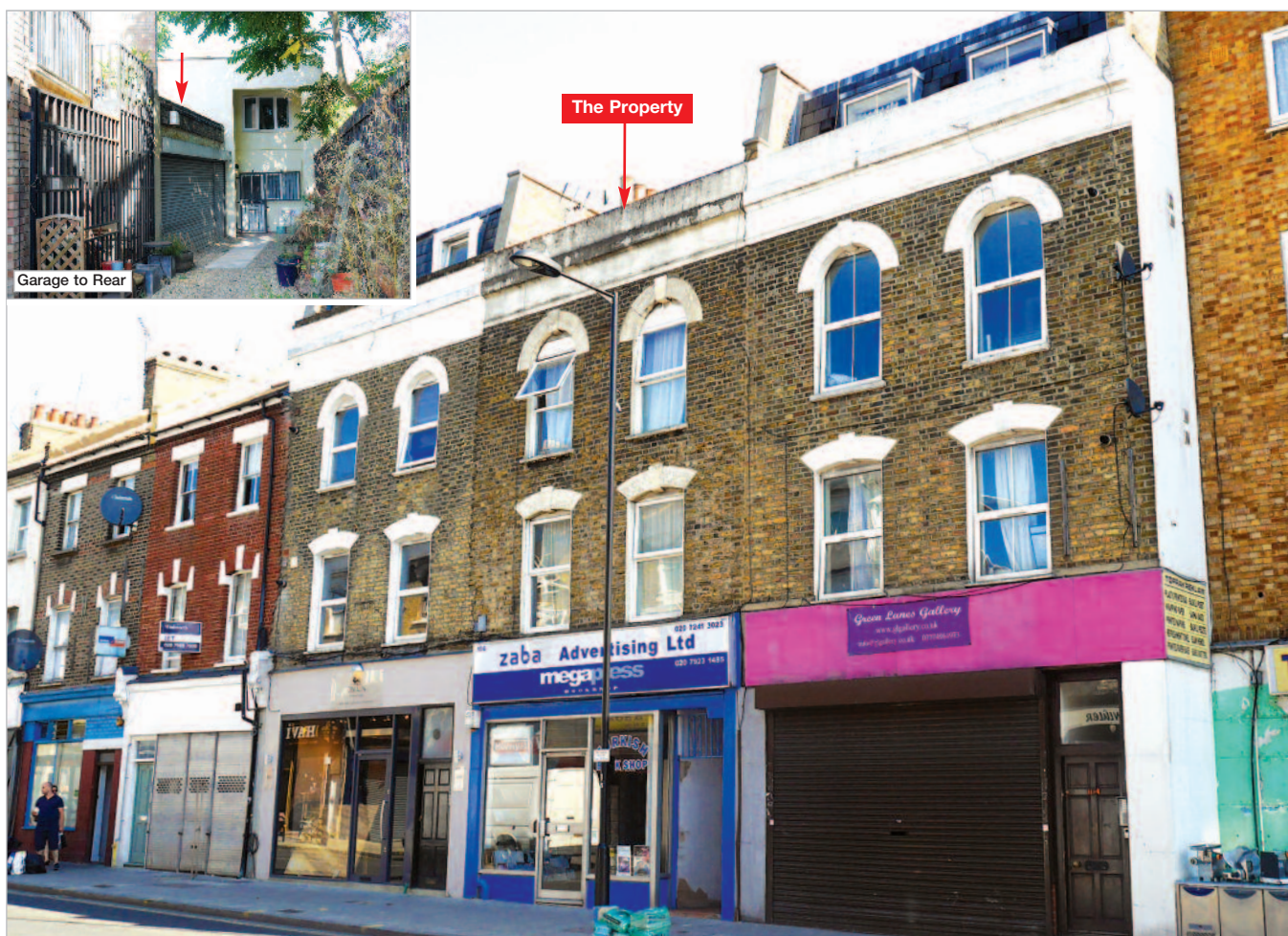
To View

The property will be open for viewing on Friday 9th September between 2.00 – 2.30 p.m. Prospective purchasers are advised to bring a torch.

Seller's Solicitor

Messrs Cavendish Legal Group (Ref: Mr Nick Pelmont).
Tel: 0208 340 0091.
Email: n.pelmont@clglaw.co.uk

INVESTMENT – Freehold Building with Planning Permission



Tenure

Freehold.

Location

The property is located on the east side of Green Lanes, to the north of its junction with Springdale Road. A good selection of local shops and amenities can be found along Green Lanes and Stoke Newington Church Street. The more extensive shops, bars and restaurants of Upper Street (A1) are available to the south. Canonbury Station (London Overground services) is within a 10 minute walk to the south, with local bus services readily available. The open spaces of Clissold Park are a short walk to the north.

Description

The property comprises a mid terrace building arranged over ground, first and second floors. The property is internally arranged to provide a retail unit, a self-contained maisonette and a single storey warehouse/garage area to the rear.

Accommodation and Tenancies

The property was partially inspected by Allsop. A schedule of Accommodation and Tenancies is set out below. Prospective purchasers are deemed to have made their own enquiries and to bid accordingly.

Planning

Local Planning Authority: London Borough of Hackney.
Tel: 0208 356 8062.

Email: planning@hackney.gov.uk

Planning permission was granted for 'Erection of mansard roof extension; conversion of upper floors from 1 x three bedroom residential unit to two self-contained residential units; demolition of existing single storey rear garage and erection of two storey building dwelling house (accessed from existing mews); external alterations including to the shop front; and reduction in retail floorspace'.

Application No: 2015/2547.

Date Validated: 14th March 2016.

| Unit/Flat | Floor | Accommodation | Terms of Tenancy | Current Rent £ p.a. |
|-------------|-----------------|---|---|------------------------|
| Retail Unit | Ground | Retail Zone A: 17.97 sq m (193 sq ft)* Retail Zone B: 20.40 sq m (220 sq ft)* Office: 27.91 sq m (300 sq ft)* | Commercial FR+I for a term of 20 years from 8th December 2005 | £8,060 |
| Flat | First Second | Two Rooms, Kitchen Three Rooms, Bathroom | Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st August 2015 (Holding over) | £12,000 |

*All measurements obtained from the Valuation Office Agency website

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.