

ADAM STEIN & CO

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**RARELY AVAILABLE FREEHOLD FOR SALE
(MAY LET)**

**219 NEW NORTH ROAD
HAINAULT
IG6 3AG**



Location:

The building is located within a well established secondary retail parade on New North Road, Hainault at the junction with Ascot Close. This is an important local parade with Hainault (Central Line) underground station offering easy access to the City and West End being moments away.

Description:

The property comprises of a ground floor lock up shop with rear workshop/stores totalling approximately 1,061 sq.ft. (98.56 sq.m.), together with a 3 x bedroom, 1 x reception residential maisonette over part ground and first floors. There is a further loft room accessed off of the main bedroom.

The maisonette benefits from a courtyard garden, central heating and is in very good decorative order.

Ground floor areas as follows:

Internal width:	18`6"	5.64m
narrowing to:	9`10"	3.00m
Shop depth:	44`3"	13.49m

	Sq.ft.	Sq.m.
Sales Area	688	63.91
Ancillary (including WC)	161	14.96
Workshop/stores	212	19.69
Total	1,061	98.56

Terms

Tenure:

The building will be sold freehold with full vacant possession.

Consideration would be given to a new letting on terms to be agreed.

Price:

Offers are invited in the region £575,000.

We understand that the property is not elected for VAT.

All rents, prices and premiums are exclusive of VAT under The Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

**Business Rates/
Council Tax:**

Interested parties are advised to make their own enquiries in this regard.

Planning:

We understand the ground floor has been used for retail purposes under A1 use with ancillary workshop/storage to the rear.

- Legal Costs:** Each party to bear their own costs incurred in this transaction.
- EPC:** An EPC has been commissioned and will be available shortly.
- Viewing:** Strictly by prior appointment via vendors sole agents as above.

NB. All services and equipment have not been tested, therefore, it is the buyer/tenants responsibility to satisfy themselves as to whether or not items included in the proposed sale are in working order and services connected.

August 2017