



**157 FORE STREET
EDMONTON
N18 2XB**

**RARELY AVAILABLE
GROUND FLOOR LOCK
UP SHOP**

FREEHOLD FOR SALE

**c1,200 SQ.FT. (111.48
SQ.M.)**

These particulars do not constitute an offer or contract. contained herein. No responsibility is accepted by Adam Stein & Co. Ltd (and/or their joint agents where applicable) as to the accuracy of these particulars or statements Applicants should satisfy themselves as to the correctness of the details. All rents/prices/premiums quoted are exclusive of VAT (where applicable).

Location

The property is located in a bustling position on A1010 Fore Street, Upper Edmonton close to the junction with College Gardens and moments from the A406 North Circular Road junction.

This is an extremely busy and vibrant location with nearby occupiers including Santander bank, Subway, Pizza Hut, Co-operative funeralcare, Nationwide, Tesco Express, McDonalds, Paddy Power, KFC and Poundstretcher amongst others as well as a host of independent shops, coffee shops and restaurants.

White Hart Lane overground station Zone 3 is the nearest station offering direct access to Liverpool Street (approximately 24 minutes) and Oxford Circus (approximately 33 minutes via Seven Sisters Station).

There are also numerous bus routes that pass along Fore Street as follows:

- 149 – Edmonton to London Bridge
- 259 – Edmonton Green to Kings Cross Road/Pentonville Road
- 279 – Waltham Cross to Manor House
- 349 – Homerton to Stoke Newington
- N279 Waltham Cross to Trafalgar Square/Charing Cross

Information provided via TfL website.



Accommodation

Available accommodation comprises of a single fronted ground floor lock up shop which we understand has been trading as a menswear shop under A1 (Retail) use for over 30 years.

The premises are essentially open plan with rear stock room, WC and rear loading via a secure shared yard. Generally the shop appears to be in good condition with an approximate floor area of 1,200 sq.ft. (111.48 sq.m.).

The first floor comprises of a very large self contained 3x bedroom flat with rear access that we understand has been sold off on a long lease with 100+ years remaining.



Terms

Tenure

Freehold. The building is available freehold with vacant possession at a guide price in excess of £350,000.

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.

NB

It should be noted that the leaseholder of the first floor flat would consider a sale. Full details upon request.

Planning

We understand the shop premises have A1 (Retail) use although as of 1 September 2020 this is replaced with Class E(a,b,c).

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

Consumer Protection & Money Laundering Regulations

It is recommended that applicants seek independent professional advice before entering into a contract on this property. It is required to gain proof of identity from companies and individuals before accepting an offer for the property.

Services/Utilities

Reference to all/any services, utilities or fixtures & fittings in these particulars does not imply they are in full and efficient working order.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

An EPC will be available shortly.

Viewing

Strictly by arrangement via sole agents.