



Ref: 1591



Approx. 5,000 sq. ft. GIA
D1 Use
971 years lease with
garden area and parking
Vacant Possession

75 Hanley Road
London
N4 3DQ



Imposing, modern style, detached building

Planned over ground and first floors with a gross internal floor area of approx. 5,000 sq. ft (464.6m²)

D1 use – Previously NHS medical clinic

Ideal; day nursery, medical, dental, education, training, religious assembly, specialist uses, etc

Full vacant possession, ready for immediate occupation

Front garden area, passenger lift, and rear parking for 6 cars

Planning permission granted to extend by a further approx. 800 sq ft

Offers invited for the long leasehold interest in the region of £2,500,000, subject to contract

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. 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 Bernard Gordon & Company. 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. Bernard Gordon & Company do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars. Bernard Gordon & Company reserves the right to make a reasonable charge for expenses and time incurred by reason of applicants failure to attend confirmed appointments to inspect.

Bernard Gordon & Company 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.

MEASUREMENTS:

The measurements as set out herein are provided for guidance purposes only and no reliance should be placed on these when making any offer to lease or purchase either expressly or impliedly and for the avoidance of doubt Bernard Gordon & Company will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurements. The successful bidder should state if they wish to undertake a measured survey of the building prior to exchange of contracts to enable it to satisfy itself of the precise measurements

Bernard Gordon & Company for themselves and for the vendors or lessors of this property for whom they act: give notice:(1) these particulars are a general outline only for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract:(2) the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other statements contained herein cannot be guaranteed and prospective purchasers or tenants must not rely on them as statements of fact or representations:(3) no representation or warranty is made whatever in relation to the property:(4) prospective purchasers or tenants are strongly advised to check these particulars including any fixtures and fittings expressed to be included in the sale or lease by making an inspection of them:(5) Bernard Gordon & Company will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Location

The property is located on the northern side of Hanley Road which connects to Hornsey Road and Crouch Hill/Stroud Green Road. The property is within a few minutes' walk to Crouch Hill station (London Overground). It also within easy reach of Finsbury Park, Crouch End and Holloway Road/Archway and Archway station. It is in a hugely popular, desirable location with plenty of trendy bars and restaurants situated within a short walk on Crouch Hill and Stroud Green Road.

The property is also well located for Highgate and Islington, the North Circular Road and M1 at Brent Cross as well as Central London.

The Property

Detached modern style building which we believe was purpose built as an NHS medical centre. The building is planned on ground, first and second floors. The second floor is residential and is not part of the available demise. The main entrance is from the front of Hanley Road and there is also a rear entrance from Hanley Gardens. There are garden areas at the front of the property and two parking bays at the rear for 6 cars. There are passenger lift facilities for ground and 1st floor use. The accommodation is arranged as follows:

Ground floor

- Entrance vestibule
- Double volume entrance hall. Ceiling height approx. 5.92m
- 6 x classrooms/treatment rooms/offices etc
- Kitchen
- WC's plus ancillary rooms/stores

First Floor

- 4 x classrooms/treatment rooms/offices etc
- Large landing area. Feature window at half landing
- 2 x WC's plus shower room
- Kitchen

Gross internal floor area approx. 5,000 sq ft (464m²)

Note areas as supplied and are approximate

Exterior

Front terrace/garden area plus parking area at the rear. Planning permission was granted in November 2019 for a ground and 1st floor extension at the rear of the property to increase the space by a further approx. 800 sq ft. Further details upon request.

Services

Lift facilities serving, ground, first and second floors, gas central heating, double glazing. *Note, services not tested.*

Planning

We are advised that the property enjoys D1 use having been used as a medical and childrens care centre. The property is ideal for D1 uses including day nursery, medical, education, training, dental, religious assembly, alternative therapies, specialist uses etc. Potential purchasers are advised to consult The London Borough of Islington regarding specific occupational requirements.

VAT

I am advised the property is NOT elected for VAT purposes

EPC

In hand

Rating

TBA

Possession

Full vacant possession upon completion

Terms

The property is held on a 999 years lease with 971 years unexpired, at a peppercorn ground rent

Price:

Offers invited for the long leasehold interest in the region of £2,500,000 pax, subject to contract

Costs

Each party to be responsible for their own legal and professional costs.

Holding Deposit

Purchasers wishing to secure this property will be required to pay a holding deposit to Bernard Gordon & Co of £5000. This deposit is not refundable except if the vendor withdraws or clear title cannot be proved. In addition the holding deposit is not refundable in the event that a prospective purchaser fails to exchange/complete after an unreasonable period following the submission of the legal documentation or if the purchaser does not exchange/complete on or before set/agreed deadlines for exchange/completion. This deposit is held in our clients account until completion.

Inspections strictly by appointment only, please contact sole agents:

Ben Wallis or Bernard Gordon FRICS:

Tel: 020 8099 3119

Email: sales@bernardgordon.co.uk



Reception



Rear parking

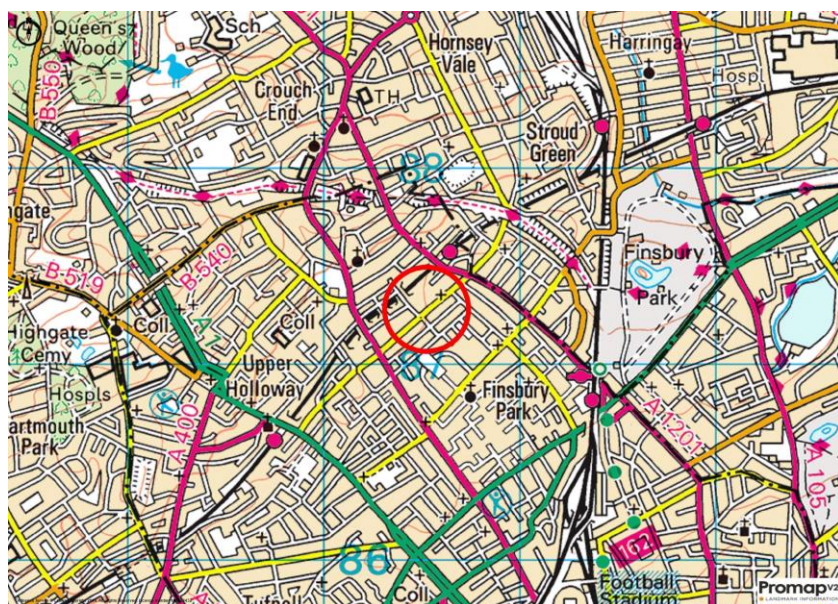


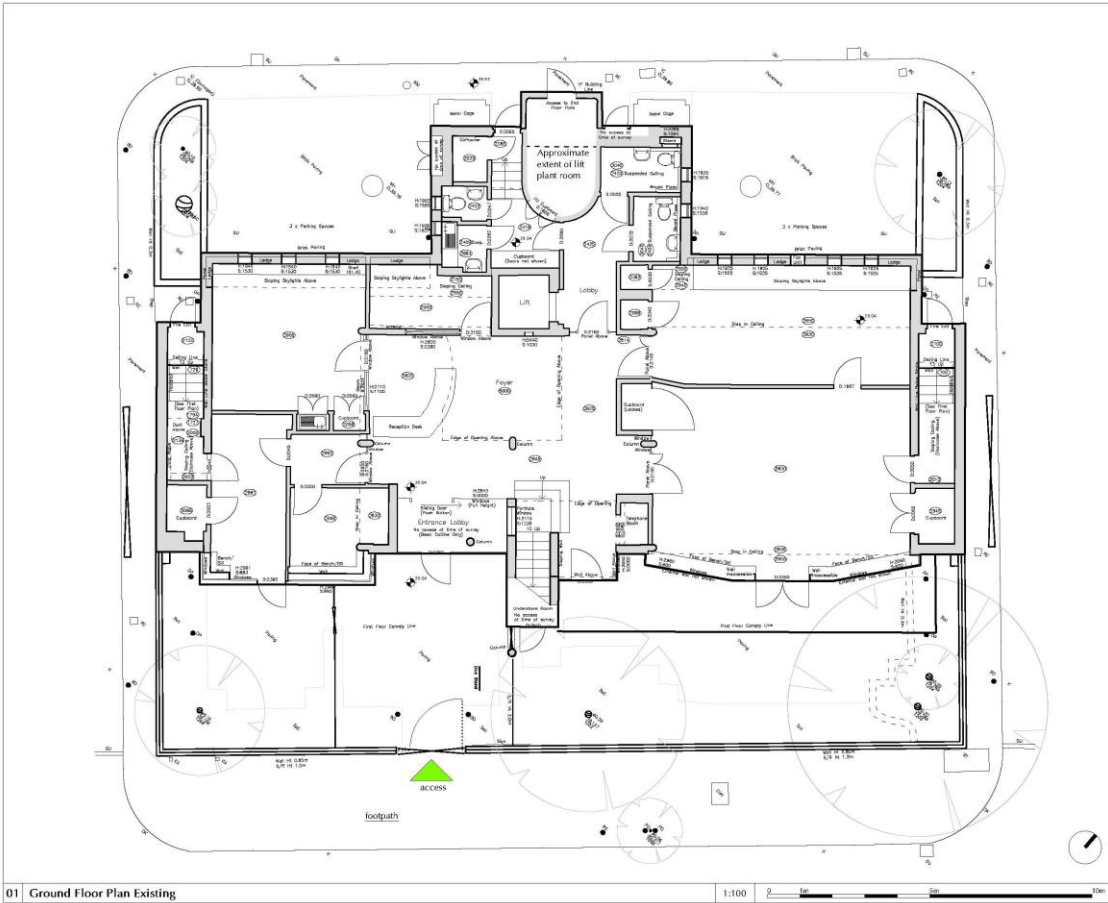
Classroom 1



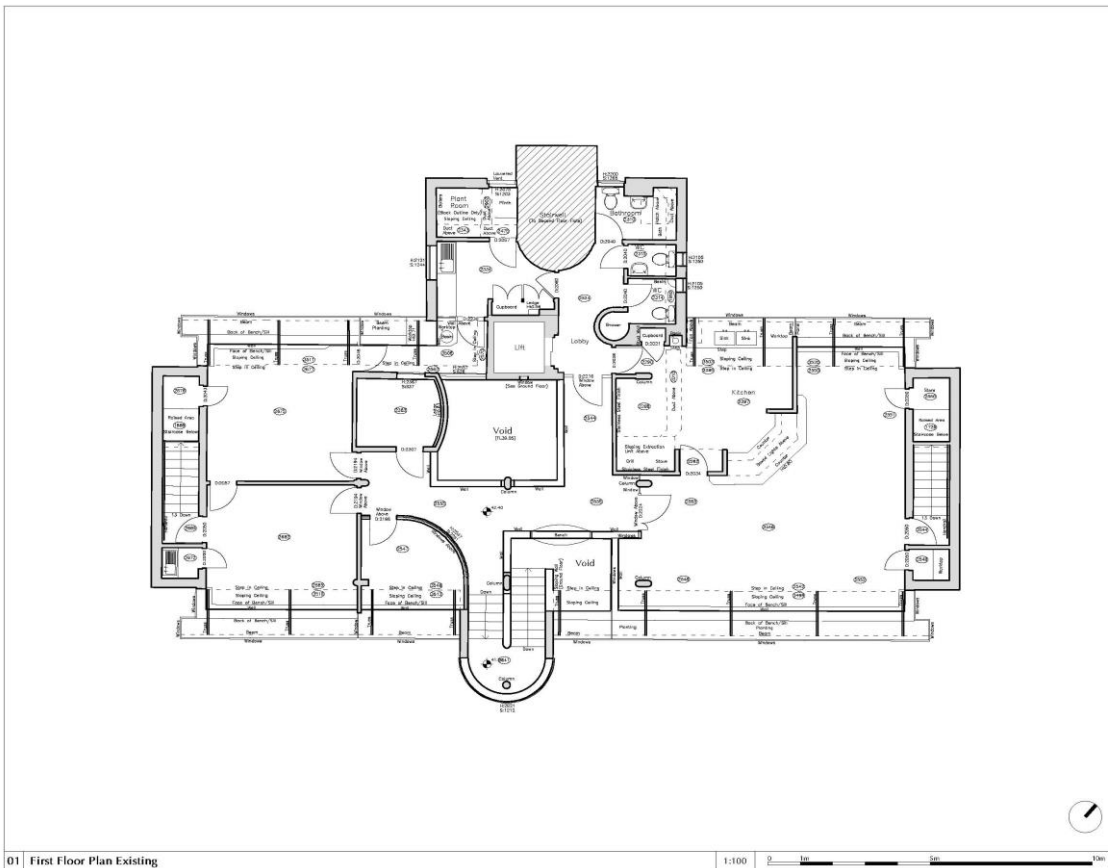
Front terrace

Site plan not to scale





Floor plans not to scale



DATE TITLE	
01 Ground Floor Plan as Existing	
DATE	BY
20/04/18	RAB SCR
DATE	BY
25/13(02)003	A Existing
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A3	

DATE TITLE	
01 First Floor Plan Existing	
DATE	BY
20/04/18	RAB SCR
DATE	BY
25/13(02)004	A Existing
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