

FOR SALE

854 Sq Ft (79.34 Sq M)

- Prominent location
- Rare investment opportunity
- Presented in excellent condition



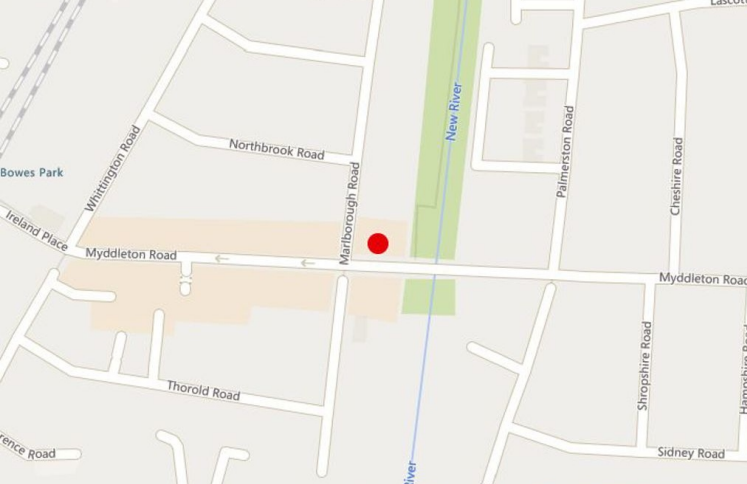
68 Myddleton Road
London, N22 8NW

>D KirkbyDiamond

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LOCATION

- Situated on Myddleton Road, a popular and well known local retail parade
- This is a busy pedestrian and vehicular road in the Bounds Green area and nearby transport links include Bowers Park (Great Northern and Thameslink lines) over ground and Bounds Green underground station
- The property is in close proximity to the A109 Bounds Green Road and A105 Green Lanes Road which provides a direct link to the A406 North Circular which serves the M1, A10 and M25

/// what3words

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Google Maps

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DESCRIPTION

- Ground floor self contained retail unit in a mid terraced building
- The self-contained residential uppers have been sold off on long leases and do not form part of this sale
- The unit is occupied by a sports social club and benefits from an open plan bar/restaurant area, W/C, fully fitted kitchen with extraction, and a staff/storage room to the rear elevation
- The property also benefits from two door entrance, recessed spotlights, and wall-mounted aircon/heating
- To the rear elevation of the property there is an external single-story building which is being used as an external storeroom

TERMS

The freehold interest is available at a quoted price of £240,000. VAT is not payable on the purchase price.



ACCOMMODATION (Net Internal Area*)

Ground Floor	79.34 SQ M	854 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: The rateable value is £12,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

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