

# FREEHOLD SHOP FOR SALE

10 Station Parade, Cockfosters, EN4 0DL



## LOCATION

Cockfosters is an affluent North London suburb located about 12 miles north of Central London, 4 miles west of Enfield and 1.2 miles east of New Barnet.

Cockfosters Underground station (Piccadilly Line) is 0.48 km (0.3 miles) away.

## SITUATION

The property is situated on Station Parade, a prime retail parade close to the Underground station. The property benefits from excellent transport links being just off the A111 (Cockfosters Road) which leads to junction 24 of the M25.

Multiple occupiers in the vicinity including Sainsbury's, Prezzo, Ladbrokes, Boots Opticians and Costa Coffee, complimented by independent cafes, restaurants and boutique fashion retailers.

## DESCRIPTION:

The subject property comprises a terraced property arranged over ground, first and second floor.

The ground floor retail space currently provides front of house shop/retail floor space with staff facilities to the rear including customer meeting rooms, storage and kitchenette.

Internally the property benefits from carpeted floors, suspended ceilings with fluorescent lighting.

The first and second floors consist of a residential maisonette sold via a long lease for 99 years expiring 26<sup>th</sup> May 2082, providing a ground rent of £50 per annum.

## TENURE

Freehold.

## ACCOMMODATION

The unit extends to the following approximate floor areas calculated in line with the RICS Code of Measuring Practice, (6<sup>th</sup> ed)

Sales Area: 755 sq ft / 70.12 sq m

Ancillary: 192 sq ft / 17.86 sq m

(Ground Floor (ITZA): 584 sq ft / 54.22 sq m)

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**TOTAL NIA:** 947 sq ft (87.98 sq m)

## RATES

Rateable Value £21,500

UBR 0.493

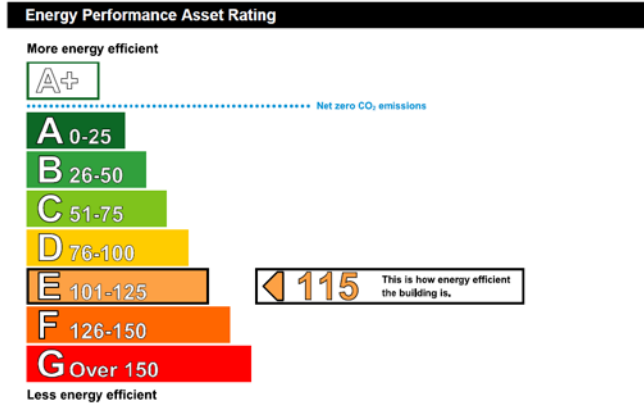
Rates Payable £10,600

Interested parties should verify these figures with the Local Authority.

## PLANNING:

The unit currently benefits from A2 planning use.

## ENERGY PERFORMANCE CERTIFICATE



## VAT

The property is not elected for VAT

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## PROPOSAL

We are instructed to seek unconditional offers in excess of **£250,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

## VIEWING AND FURTHER INFORMATION

Branch staff should not be approached for access. All viewings are to be made by appointment through Sole Agents GL Hearn.

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### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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February 2019