

MAUNDER TAYLOR

FREEHOLD OFFICE BUILDING FOR SALE BY WAY OF INFORMAL TENDER (unless sold prior) Selling on behalf of executors – Probate has been applied for



20 CHURCH STREET, EDMONTON, LONDON N9 9DU

A characterful, listed, two-story office building located within a conservation area
- with allocated parking to the rear.

The unit is currently being used as offices* which comprise; reception, 6 offices, conference room, kitchen & WC, and with the basement level used for storage (restricted head height).

The property is conveniently situated for local transport facilities - being within easy reach of Edmonton Green Station, and is well positioned for access to the local shops & eateries.

ALL VIEWING STRICTLY BY APPOINTMENT ONLY

OFFERS INVITED

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



Lease: The current tenant had a lease for a term of 9 years which commenced on 25th March 2014. Until recently, they had been holding over with a passing rent of £29,000 Per Annum, but we now understand that they have moved out, and are in the process of clearing the unit.

Business Rates: According to the VOA web site, the 2023 Rateable Value is £29,250. This is NOT the amount of rates payable - for the actual amount of rates payable interested parties are advised to make their own enquiries to the London Borough of Enfield.

***The former tenant occupied both this & the adjacent unit, and there are openings linking them on both ground & first floor. Provisions have been made to block these openings.**

CEPC Rating: E



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TENDER REQUIREMENTS

Written offers will need to be made for submission to the vendor for consideration;

by NOON on TUESDAY 3RD OCTOBER 2023

Either write to: Maunder Taylor, 1320 High Road, Whetstone, London N20 9HP

OR email: sales@maundertaylor.co.uk

As well as the offer amount, written confirmation must be given providing;

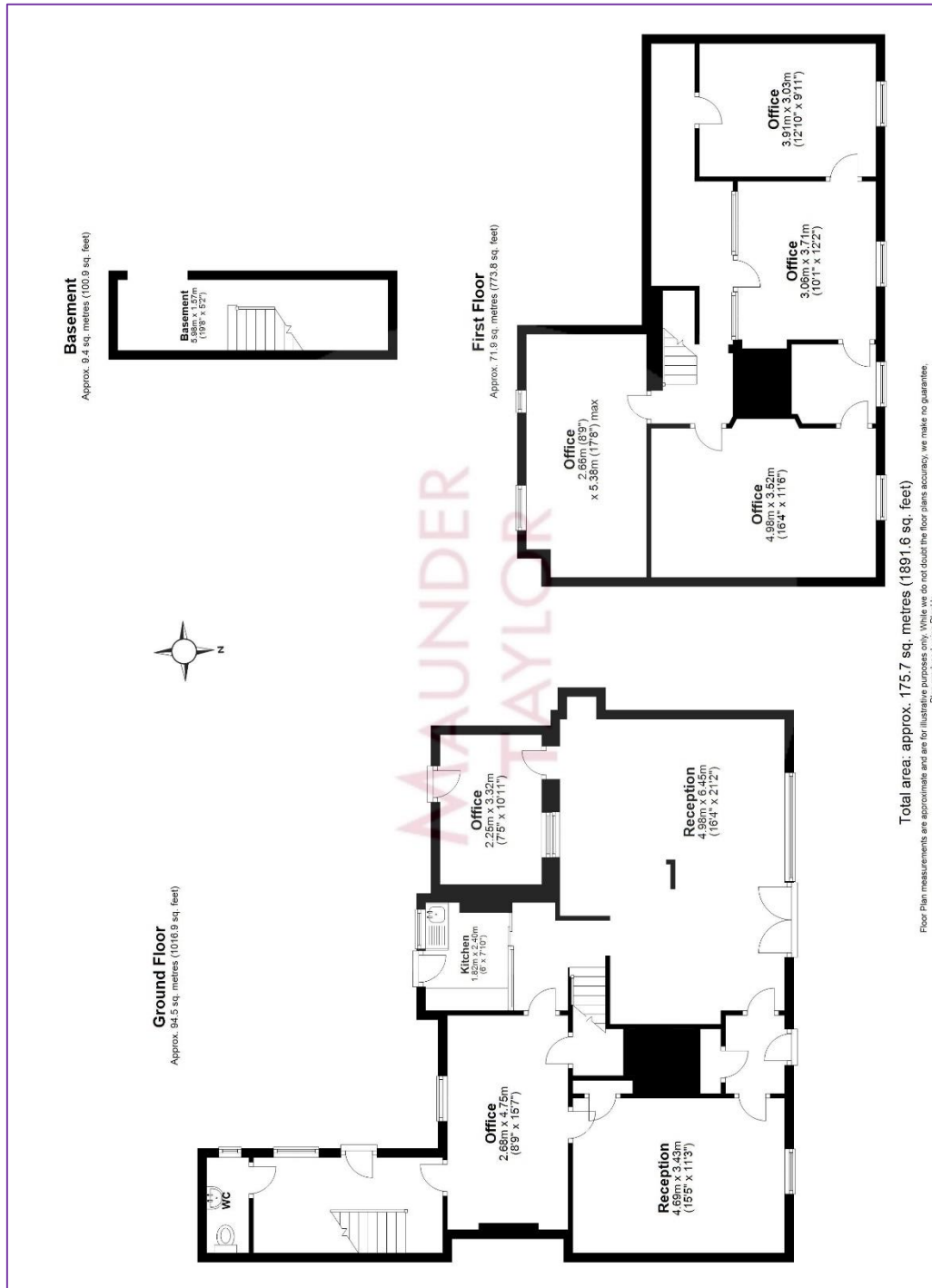
- Buyer's Name (individual or company), with full contact details
- Solicitor details
- Any special conditions
- Proof of funding
- Proposed timescale for exchange of contracts and completion of the purchase.

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FLOOR PLAN

20 Church Street, London N9 9DU



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