

RAPLEYS

rapleys.com
0370 777 6292

TO LET

Self-contained ground & basement premises

33 Crouch Hill
London N4 4AP

CONTACT **Will Primrose**
07879 417824 | will.primrose@rapleys.com

Russell Smith
07990550460 | russell.smith@rapleys.com



Self-contained commercial
premises

123.00 sq m (1,324 sq ft)

Rear yard space and annex

Available January 2018

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Location

The property is located opposite Crouch Hill Station (London Overground). The surrounding properties comprise predominantly residential, retail and leisure accommodation.

The property is approximately 25 minutes from Kings Cross St Pancras via public transport and the nearest London Underground station is Finsbury Park (Victoria Line) approximately 0.7 miles to the east. Several buses also run along Crouch Hill and Stroud Green Road.

Description

The property forms part (ground and basement) of a two storey, mixed used building of masonry construction fronting onto Crouch Hill. The property is fully self contained and has been recently refurbished internally.

The accommodation is configured to provide an open plan area at the front of the premises, with smaller rooms and facilities at the rear. The premises is currently in operation as a nursery and as such has kitchen and washing facilities along with a sizeable rear yard and annex.

Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Ground floor	43.80	471
Basement	58.00	624
Annex	21.20	228
Total	123.00	1,323

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/ dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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Planning

The property benefits from planning consent for D1 use. Other uses may be considered, subject to planning.

Tenure

Leasehold.

Terms

Available on request.

Rating

We are advised that the Rateable Value for the property is £15,500 and the UBR for 2017/18 is 46.6p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at www.gov.uk/calculate-your-business-rates.

Energy Performance

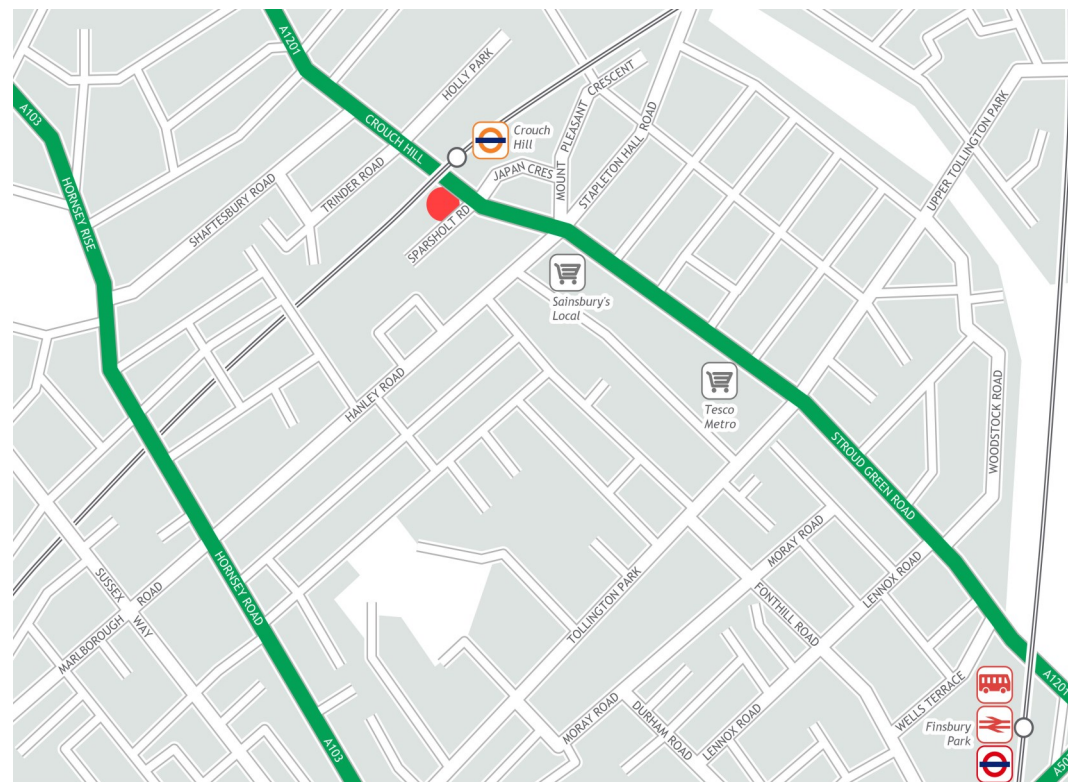
Energy Performance Asset Rating: D.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

To be arranged through the sole agent.



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