

Pax Hall
59 Park Road
London
N8 8DP



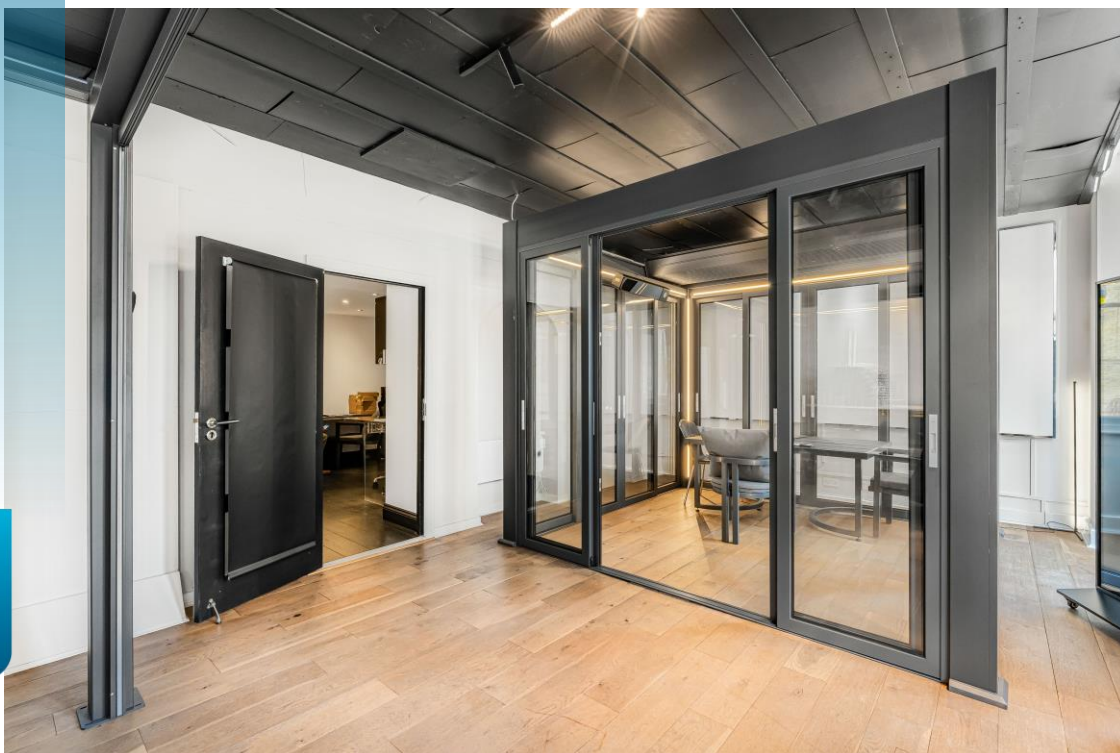
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Freehold

E- Commercial
Business & Service

Shop/Office
Premises

Ground Floor

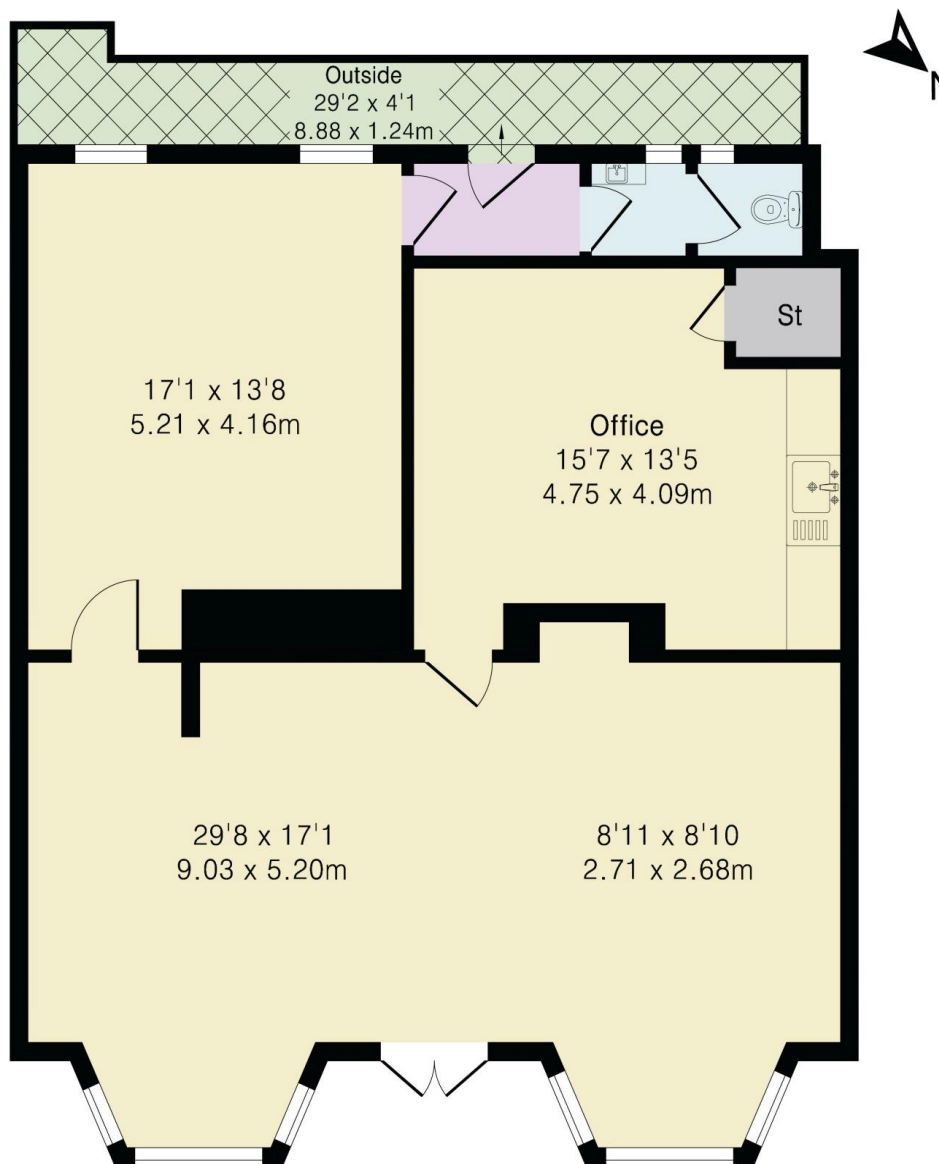


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Total Ground
Floor Area

89 M²
(962 ft²) approx.

Approximate Gross Internal Area 962 sq ft - 89 sq m



Ground Floor

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Freehold

**E- Commercial
Business & Service**

**Shop/Office
Premises**

Ground Floor

Price
£625,000



Description

A rare opportunity to acquire a prominent freehold commercial premises occupying an excellent trading position in the heart of Crouch End with a property extending to approximately 962 sq ft (89 sq m) and is currently arranged as a bright, open-plan showroom, benefitting from an attractive glazed double frontage that provides excellent natural light and an excellent retail presence within this thriving parade. The versatile open-plan layout makes the property suitable for a variety of occupiers, including retail, showroom, office, studio, medical, wellness or consultancy uses, subject to the necessary consents. The accommodation further benefits from a kitchenette and cloakroom/WC. To the rear is a narrow external maintenance strip for access and maintenance purposes only; there is no independent rear servicing access.

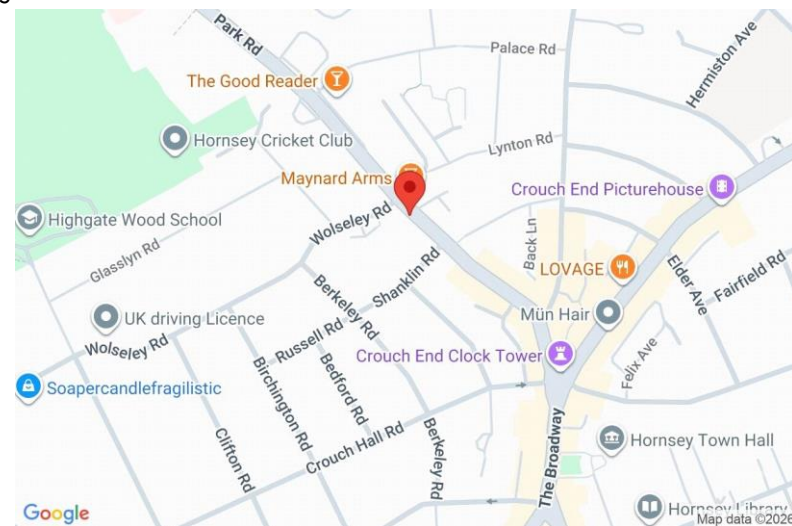
The freehold is offered subject to the existing long leasehold interests of the upper parts, presenting an excellent opportunity for investors or owner-occupiers seeking a well-positioned commercial asset in one of North London's most desirable retail locations.

Property Features:

- Prime Crouch End (N8) location.
- Prominent double fronted glazed frontage.
- Approx. 962 sq ft (89 sq m).
- Bright open-plan showroom/retail space.
- Suitable for a variety of commercial uses (subject to planning where applicable).
- Kitchenette.
- Excellent natural light and display frontage.
- Rear maintenance strip only – no rear servicing access
- Cloakroom/WC.

Location

Crouch End is renowned for its vibrant mix of independent retailers, cafés, restaurants and local amenities, attracting strong pedestrian footfall and serving an affluent, well-established residential catchment.



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Method of sale

Both parties responsible for their own legal costs.

Viewings

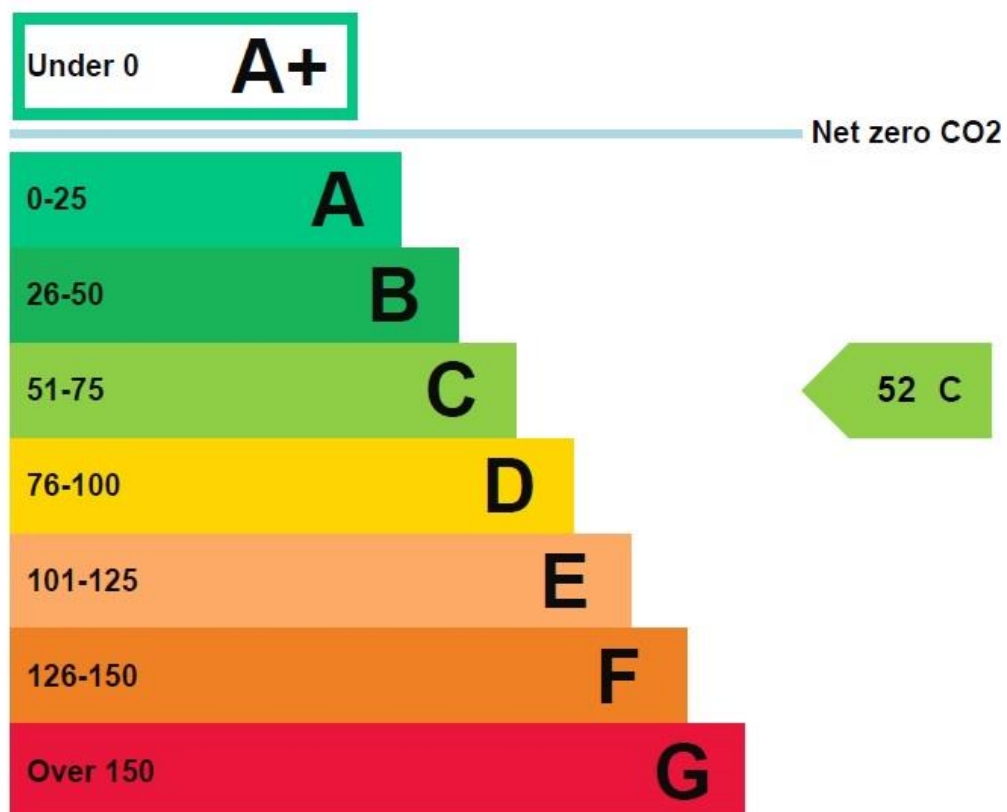
Viewings are strictly by appointment.

Please contact Martyn Gerrard Commercial Department to make an appointment.

Business rates

All interested parties are advised to satisfy their own queries directly with the Local Authority in this regard.

EPC



Further technical information relating to the property is available at:
www.martyngerrard.co.uk

Pax Hall
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Contact information

For further information please
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