

FREEHOLD OFFICE BUILDING FOR SALE

Offering scope (subject to planning consent)

(Selling on behalf of executors)



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.

Now vacant, the unit was most recently used as offices which comprised; 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

GUIDE PRICE: £450,000 – CHAIN FREE



PARTNERS: BR MAUNDER TAYLOR FRICS MAE, M H MAUNDER TAYLOR MSc FRICS FIRPM, R G MAUNDER TAYLOR AMAE MRICS MIRPM
ASSOCIATES: SE MAUNDER TAYLOR MIRPM AssocRICS, BA EWEN MNAEA, JD MELLOR DipSurv Pract

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.

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.

CEPC Rating: E

Note: *The photos below were taken while the unit was still occupied.*





FLOOR PLAN

20 Church Street, London N9 9DU

