

Lot 6, 2 to 3 Clifton Terrace, Finsbury Park, London,

N4 3JP

For sale by Auction on 25th September 2024 (unless sold or withdrawn prior)



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Property Information

Freehold London Residential Development Opportunity

- Popular and Affluent North London Suburb
- Residential Development Potential (subject to consents)
- 150m from Finsbury Park Train Station and 100m from the Popular Retail Fashion Hub of Fonthill Road
- Neighbouring Occupiers include Starbucks, Superdrug, Nisa Local, M&S Food and Gails as well as an Eclectic Mix of Local Retailers

Lot 6
Auction 25th September 2024

Vacant Possession
Status Available

Sector High Street Retail/Residential/Development
Auction Venue Live Streamed Auction

Location

Miles 3 miles north of the City of London,
Road A1, A1201, A503, B150
Train Finsbury Park Train Station (Piccadilly, Victoria and Overground)
Air Heathrow Airport, London City Airport

Situation

Finsbury Park is an affluent and popular north London suburb, which has benefitted from significant recent investment and development. The property is prominently situated on the south side of the busy Clifton Terrace, 150m from Finsbury Park Station and 100m from the popular retail fashion hub of Fonthill Road. Neighbouring occupiers include Starbucks, Superdrug, Nisa Local, M&S Food and Gails as well as an eclectic mix of local retailers.

Tenure

Freehold.

Description

The property is a two storey former industrial building comprising two ground floor retail units and self contained offices on the first floor. The property has potential for residential development (subject to consents).

VAT

VAT is not applicable to this lot.

Completion Period

Six Week Completion

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas (Approx sq ft) (1)	Possession
Ground	Retail	95.20	(1,025)	VACANT POSSESSION
Ground	Retail	44.26	(476)	VACANT POSSESSION
First	Office	49.54	(533)	VACANT POSSESSION
Total Approximate Floor Area		189.00	(2,034)	

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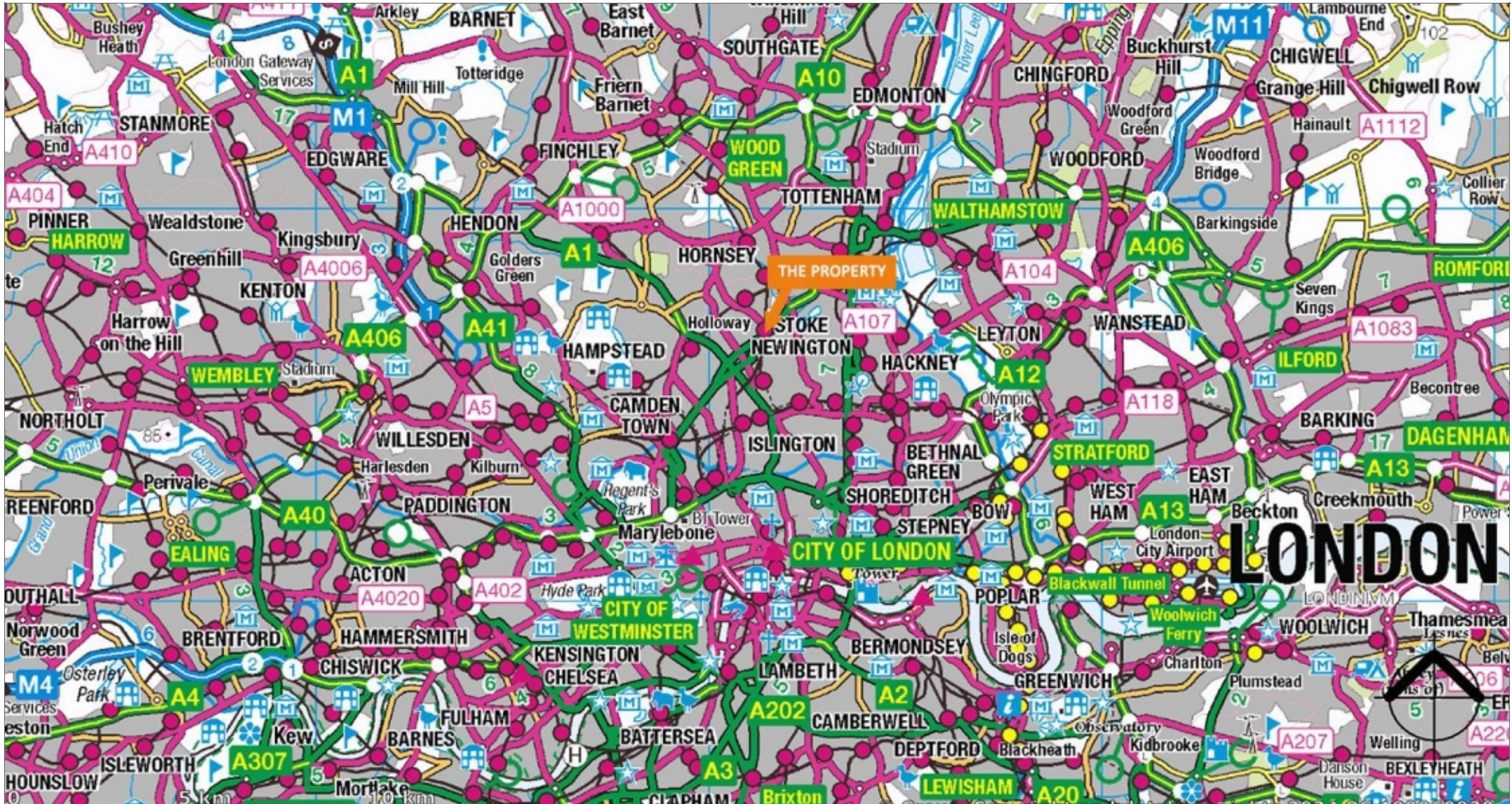
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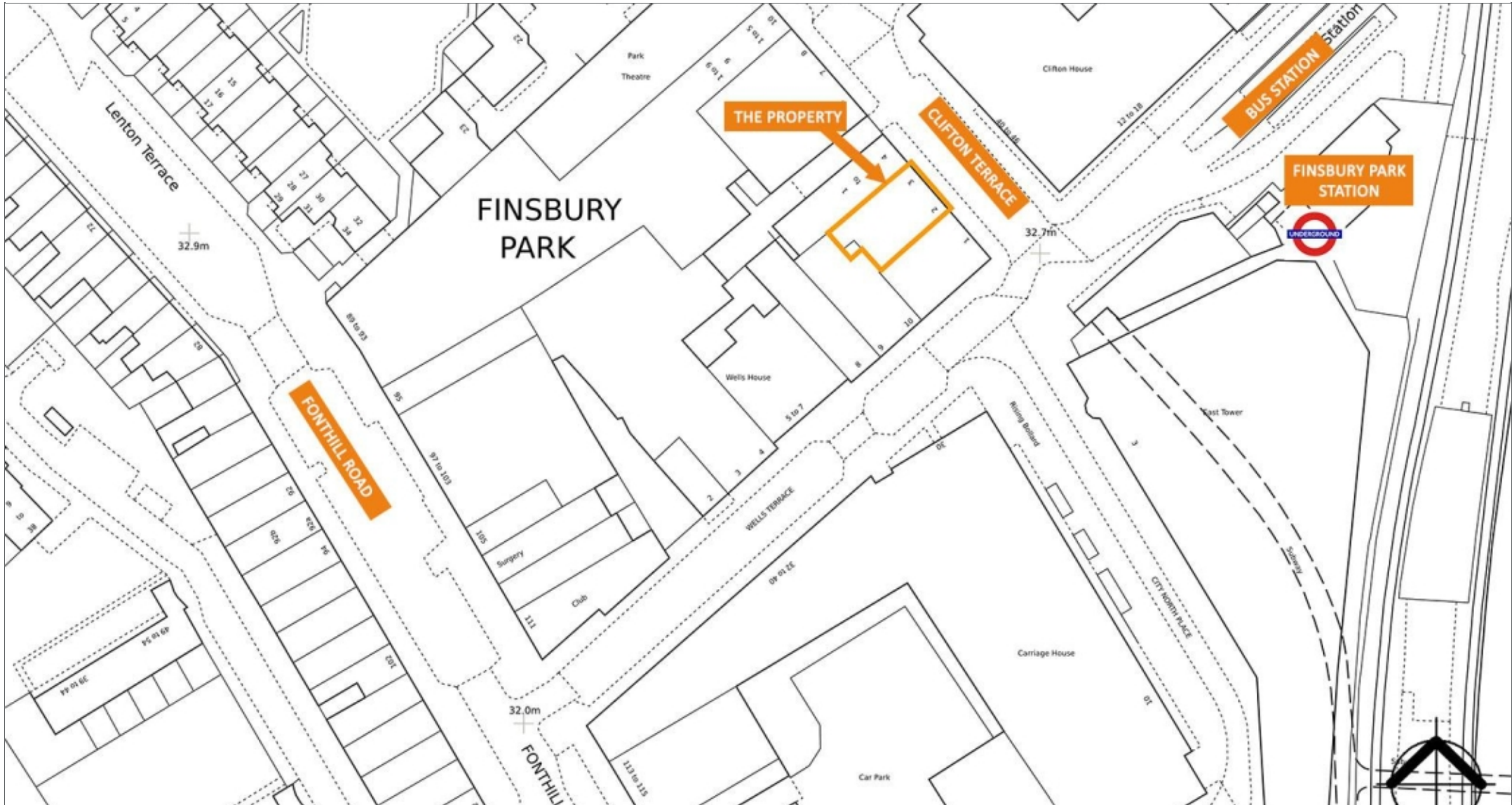
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2024