

**London N8**  
**78 High Street,**  
**Hornsey**  
**N8 7NU**

- **Freehold End of Terrace Building**
- Arranged to provide a Self-Contained First, Second and Third Floor Maisonette and a Ground Floor Commercial Unit
- Commercial Unit subject to a Long Lease
- Maisonette Vacant
- GIA of Maisonette approximately 162.56 sq m (1,750 sq ft)
- **The Upper Parts may afford potential for Sub-Division into Self-Contained Flats subject to obtaining all necessary consents**
- Current Rent Reserved **£150 per annum with Vacant Possession of Maisonette**

**To View**

The property will be open for viewing every Wednesday and Saturday before the Auction between 12 noon – 12.30 p.m. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**

Bernard Pearce & Co (Ref: N Marti).  
Tel: 020 8804 5271.  
Email: lindsay.brown@bernardpearce.co.uk

**INVESTMENT/PART VACANT – Freehold Building**



**Tenure**

Freehold.

**Location**

The property is situated on the south side of High Street (A504) close to its junction with Hillfield Avenue. The High Street offers an extensive range of shopping and other amenities including bars and restaurants. The property benefits from good local bus services and Hornsey Overground Station is also situated within easy reach, approximately 0.3 miles east. Turnpike Lane Underground Station (Piccadilly Line) is situated approximately 0.6 miles to the east, providing direct access to central London. The A1 lies approximately 2.2 miles west providing links to Central London and Edgware and the open spaces of Priory Park are within close proximity.

**Description**

The property comprises an end of terrace building arranged over ground and three upper floors beneath a pitched roof. The property is internally arranged to provide a ground floor retail unit together with a self-contained maisonette above.

**Accommodation and Tenancies**

A schedule of Accommodation and Tenancies is set out below.

**Planning**

Local Planning Authority: Haringey Council.  
Tel: 020 8489 1478.  
The upper parts may afford potential for sub-division into self-contained flats subject to obtaining all the necessary consents.  
Floor plans and internal photographs are available to view on our website: [www.allstop.co.uk](http://www.allstop.co.uk)

Unit	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
Commercial	Ground	-	Subject to a lease for a term of 125 years from 25th December 1995 (thus having approximately 106 years unexpired)	£150 p.a.
Maisonette	First	Two Reception Rooms, Kitchen, WC	Vacant	-
	Second	Three Bedrooms, Bathroom		
	Third	Bedroom, Bathroom with Shower and WC		

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit [www.allstop.co.uk](http://www.allstop.co.uk).  
**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.