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020 8731 9777



302 Green lanes Palmers Green London N13

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TO LET
£26,500 pa





Property ID: None

Area

860

Description

302 Green lanes Palmers Green London N13

Ground Floor Shop – Lease Assignment/ TO LET

Location: Situated on Green Lanes (A105) close to 'The Triangle', with links onto the North Circular Road (A406), thus providing good transport links. Approximately 0.2 miles from Palmers Green Overground Station.

Description: A Ground floor lock-up shop approx. 860 sq ft plus ancillary space, rear yard and WC, arranged as retail space with storage and amenities behind on split level floors. The property generally is in good condition but some refurbishment works needed to rear storeroom, benefiting from large rear yard, high ceilings, 19' shop frontage and external electric shutters.

Available by way of lease assignment, expiring in March 2031, alternatively a new FR&I Lease could be available, terms to be agreed.

An early viewing is strongly advised.

Rent: £26,500 pax

Lease: Lease assignment expiring March 2031 or new lease, terms to be agreed.

Business Rates: TBA. All interested parties should make their own enquiries either via London Borough of Enfield or via www.voa.gov.uk.

Premium: Offers invited.

EPC: D rating (81) valid until 14/9/27

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Legal Costs: Each party to be responsible for their own legal costs.

Anti-Money Laundering: In accordance with revised Anti Money Laundering Regulations two forms of ID and confirmation of funds will be required by the +successful applicant. This will apply to landlords/vendor and tenant/purchaser and any other party with a relationship with the property.

Viewing: Strictly by appointment only through owners agents Grovelands 020 8731 9777 www.grovelands.net

Features

- ✓ Class E use
- ✓ Close to all amenities
- ✓ High Ceilings
- ✓ Wide Frontage

Agent David Iny