



TANNERS END LANE · EDMONTON N18

A former bakery, this single-story building is situated in the heart of Upper Edmonton, near the junction with Silver Street and just a short distance from the mainline station of the same name. Spanning 1,836 square feet, it offers excellent development potential. The property is also conveniently close to Pymmes Park and a variety of local shops in our nearby gallery, making it a prime opportunity for investors and businesses alike.

There is currently an existing tenant in the premises on a 6 year lease rising by 5% every year, running until December 2027, the current rent is £26,625.28. This tenant is outside the 1954 Landlord and Tenant Act.

Asking Price **£950,000** Freehold

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plans or photographs is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.





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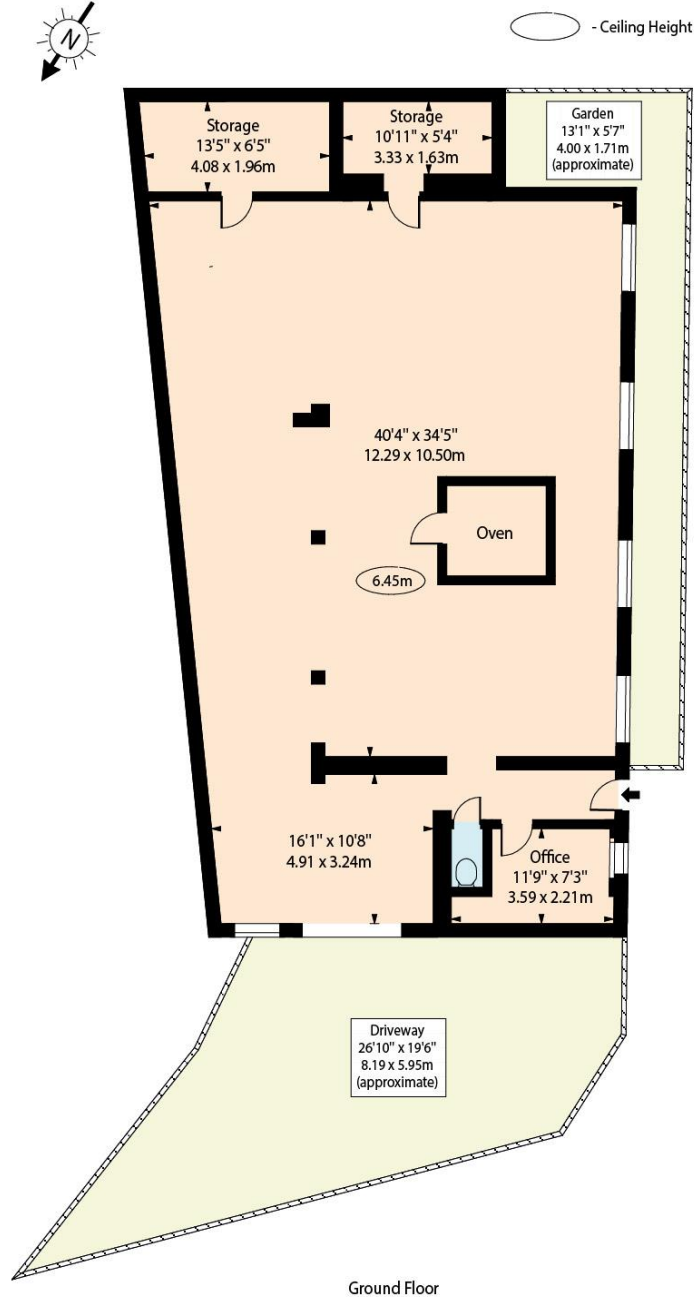


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Deco Bakery,
Statham Grove, N18 1RE



Approx Gross Internal Area 1836 Sq Ft - 170.56 Sq M

For Illustration Purposes Only - Not To Scale Floor Plan by www.epixandplans.com Ref: No.51670

This floor plan should be used as a general outline for guidance only. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

