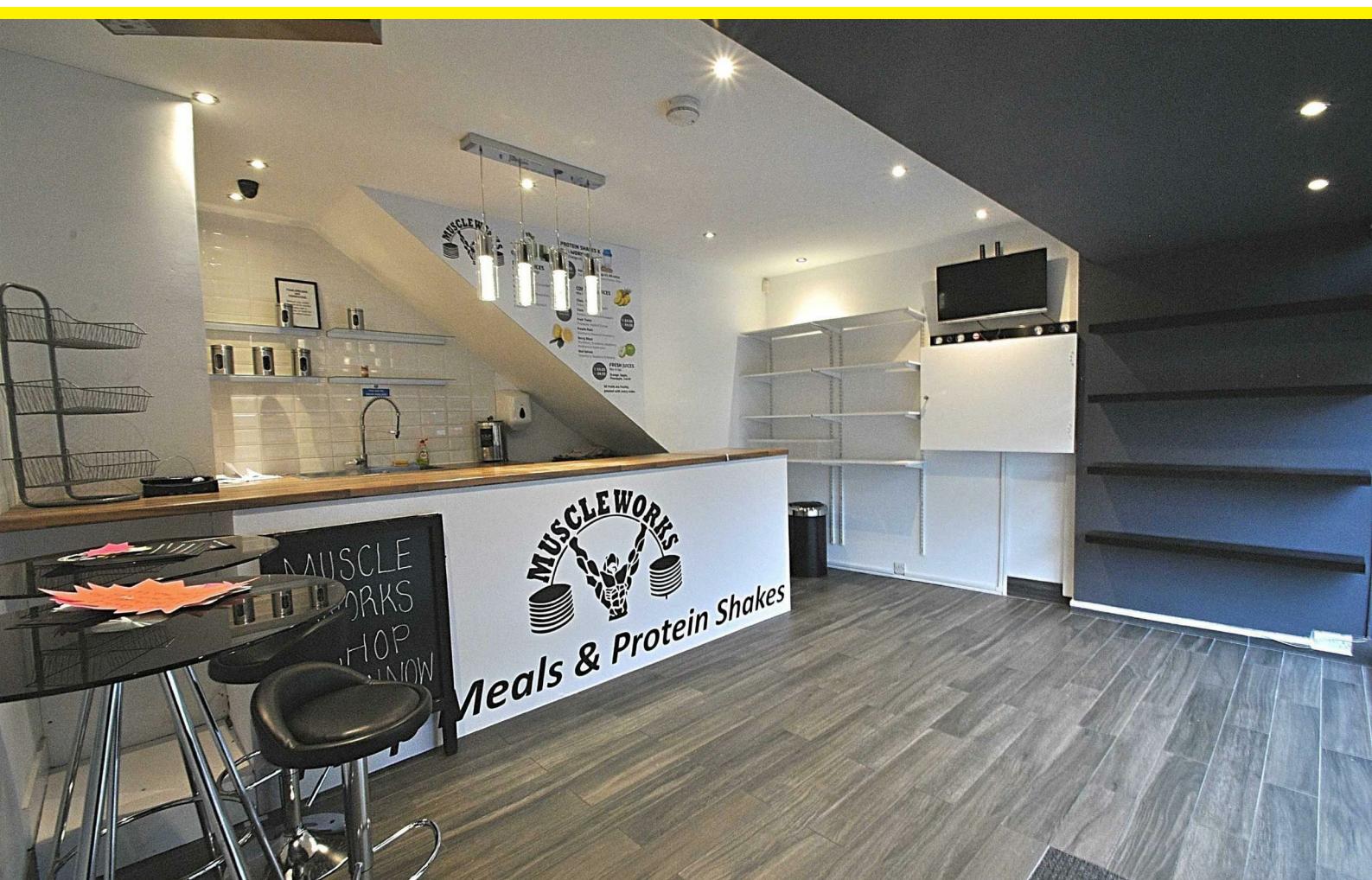




399c Green Lanes, Arnos Grove N13 4JD
£1,250 (From) Per Calendar Month





Green Lanes N13

Premium £5,000, Rent £1,250 PCM
Sub Lease

A unique opportunity has risen to obtain this small shop on a sub lease at the rear of Green Lanes Palmers Green.

The shop is approx 5m x 4m with access to a shared kitchen and Wc.

The premises was used previously as a health juice bar, but can be used as a hair saloon or a barber, retail unit or office.

Any change of use will be subject to landlords and local authority planning permission.

Deposit: Is required, minimum 3 months rent subject to references.

Rent quarterly in advance, Inclusive of electricity.

References are required and to be provided by ingoing tenants solicitor.

Landlord solicitors costs and sub landlords costs payable by ingoing tenant.

Ingoing tenant to pay for Capital Homes admin fee £500 (non-refundable)

A copy of ID'S (passport/driving license) and proof of address and any residence documents may be required to comply with all relevant UK regulations

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements