

SALTER REX

Chartered Surveyors & Estate Agents

**FREEHOLD INVESTMENT FOR SALE
RETAIL SHOP AND UPPER PART**



19 GREEN LANES, LONDON, N13 4TT

- LOCATION:** The premises are prominently located mid-way down Green Lanes (A105) which is one of the main roads in North London that runs approximately 6.3 miles north-south in a straightish line between Winchmore Hill and Newington Green, Green Lanes and Winchmore Hill train stations (Overground) are close by.
- DESCRIPTION:** The property is a mid-terrace Victorian built three floor building comprising a ground floor shop unit with two residential flats above.
- Ground floor retail shop let on a 12-year lease from 5th May 2011 which expired May 2023 currently holding over with allocated car parking space.
- 1st floor flat is a 3-bedroom which is presently vacant.
2nd floor flat has been sold on a long lease 189 years from December 1987 (154 years unexpired) at peppercorn rent.
- INCOME:** The ground floor retail is presently producing £17,000 per annum with potential to negotiate a new rent and lease, any user within Class E planning regulation introduced 1st September 2020
- MEASUREMENTS:**
- | | | |
|-------------------------|------|-------|
| Ground Floor | 785 | Sq.ft |
| 1 st Floor | 840. | Sq.ft |
| 2 nd Floor | 840. | Sq.ft |
| Total Area: 2,465 Sq.ft | | |
- EPC:** EPC being commissioned/prepared.
- FREEHOLD PRICE:** £695,000 Subject to Contract/Leases
- VIEWING:** Strictly by prior appointment through Agents as above.

Ref: MY or AH

CONTACT DETAILS

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MISREPRESENTATION ACT 1967

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