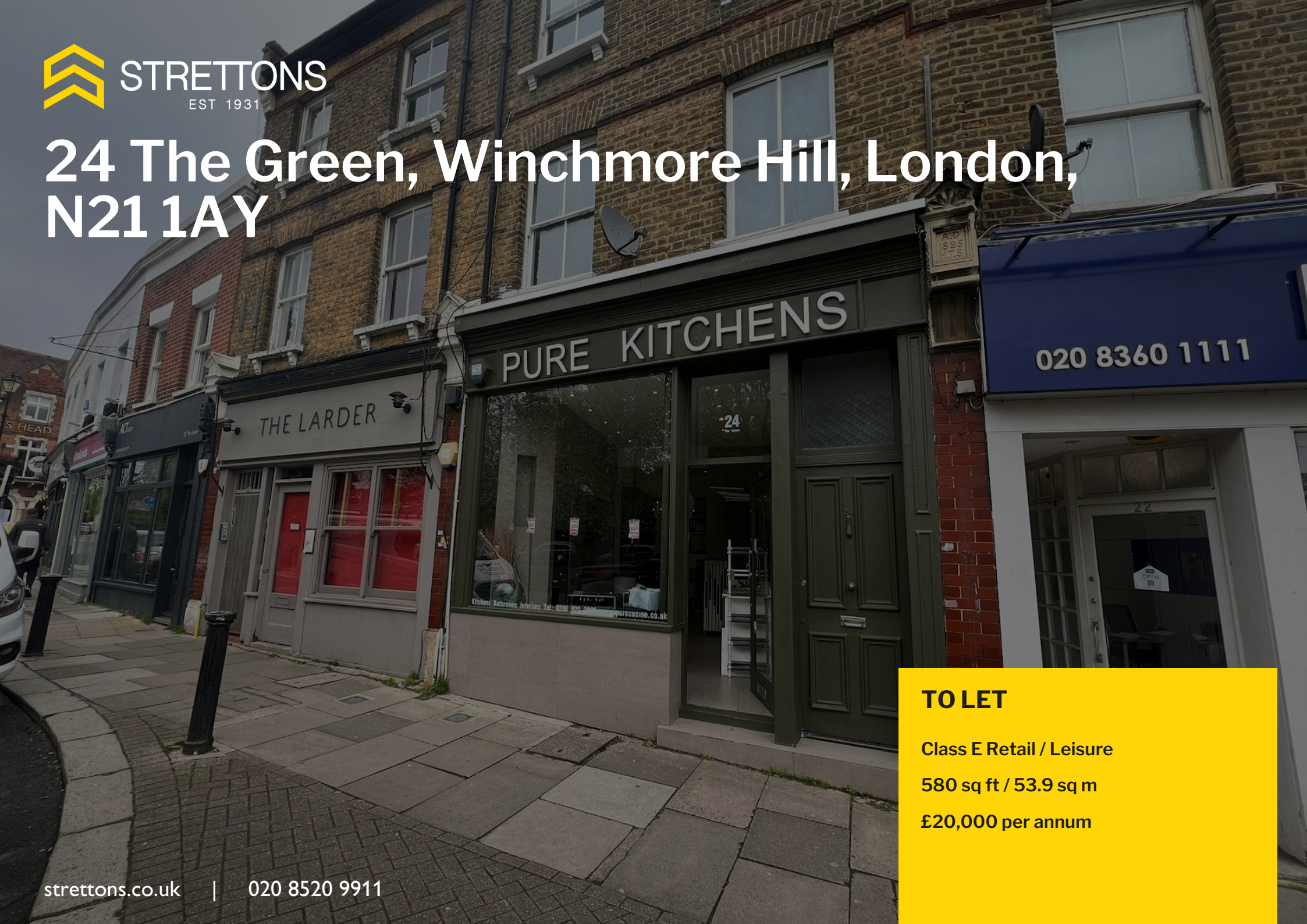


# 24 The Green, Winchmore Hill, London, N21 1AY



## TO LET

Class E Retail / Leisure

580 sq ft / 53.9 sq m

£20,000 per annum

# Rarely available retail space in popular local parade and affluent area of Winchmore Hill



- Popular localised retail destination
- Class E use
- Short walk to Winchmore Hill station
- Rear garden
- Fitted kitchen

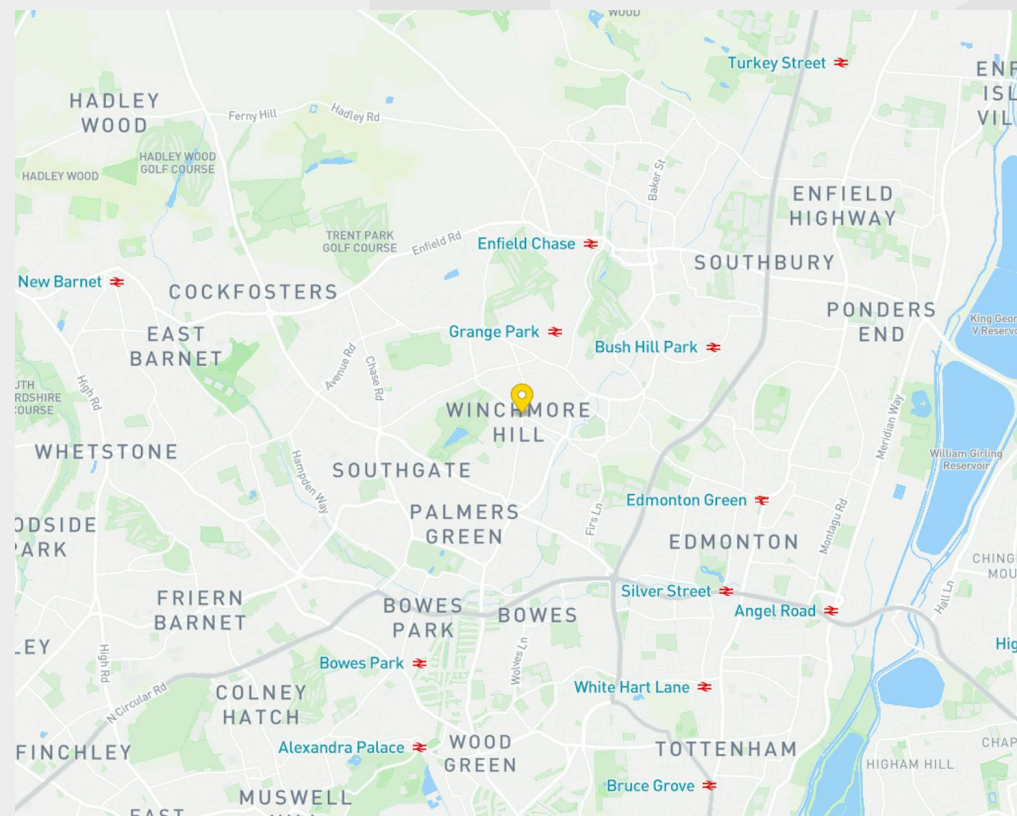


## Description

The property is at ground floor only and comprising a space in two parts, the main front area is in open plan format with good street frontage. There is a sole use garden to the rear of the shop and the space offers a fitted kitchen and WC.

## Location

Occupying a prominent position on The Green. The parade is a popular local social a shopping destination with nearby destinations including Going Greek, Hooper & Bean, The Larder and Buckle & Vaughan. There are direct road links to the A10 and A406 North Circular Road, giving good options for servicing and delivery.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Total month
Ground - Shop Front	580	53.88	£20,000 /annum	£5,023.20 /annum	£2,085.27
<b>Total</b>	<b>580</b>	<b>53.88</b>			<b>£2,085.27</b>

### Tenure

New Lease

### EPC

C (55)

### VAT

Not applicable

### Configuration

Upon enquiry

### Contacts

Jamie Smith  
07870 850 097  
jamie.smith@strettons.co.uk

Sean Crowhurst  
07791 849 470  
sean.crowhurst@strettons.co.uk



#### Further Information

[View on Website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 29/07/2024