

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 £19,000 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: £625,000 Subject to Contract/Leases

VIEWING: Strictly by prior appointment through Agents as above.

Ref: MY or AH

CONTACT DETAILS

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