



GILMARTIN LEY

Electricity Substation Investment For Sale - Winchmore Hill N21

Prospects for rental growth and future development potential

Substation Site
Adjacent to 55 Radcliffe Road,
Winchmore Hill,
LONDON, N21 2SD



Area

Site Area: 61 sq.m. (659 sq.ft.)

Price

Offers in excess of £15,000 subject
to contract



Property Description

Fully let electricity substation investment with prospects for rental growth and longer term development potential, subject to the necessary planning consents.

- > Affluent north London location
- > Current income £1,000 per annum exclusive
- > Next rent review 25th March 2019
- > Unquestionable covenant strength and certainty of income
- > Future development potential, subject to the necessary consents



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Site Area	61.25	659	
Building	21.55	231	

Property Location

Radcliffe Road is a quiet residential road extending west off Green Lanes (A105) Winchmore Hill, a short distance north of the junction with Station Road.

Green Lanes is a main bus route and Winchmore Hill Rail Station is a short walking distance to the south-west with frequent services to Moorgate (approximately 25 minutes travel time).

There are numerous local and multiple shopping facilities closeby, as well as a variety of restaurants and bars.

2010 Rateable Value £0.00

Estimated Rates Payable £0 per annum

Service Charge p.a. N/A

Terms Freehold substation site subject to a 20 year lease to EDF Energy Networks (EPN) plc from 25th March 2009 with a passing rent of £1,000 per annum.

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Enfield

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/20209>
EDF Lease

Last Updated: 29 Apr 2014

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Our ref: 20209

Property Investment and Development Consultants
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Chartered Surveyors and Estate Managers
Property Experts for North London

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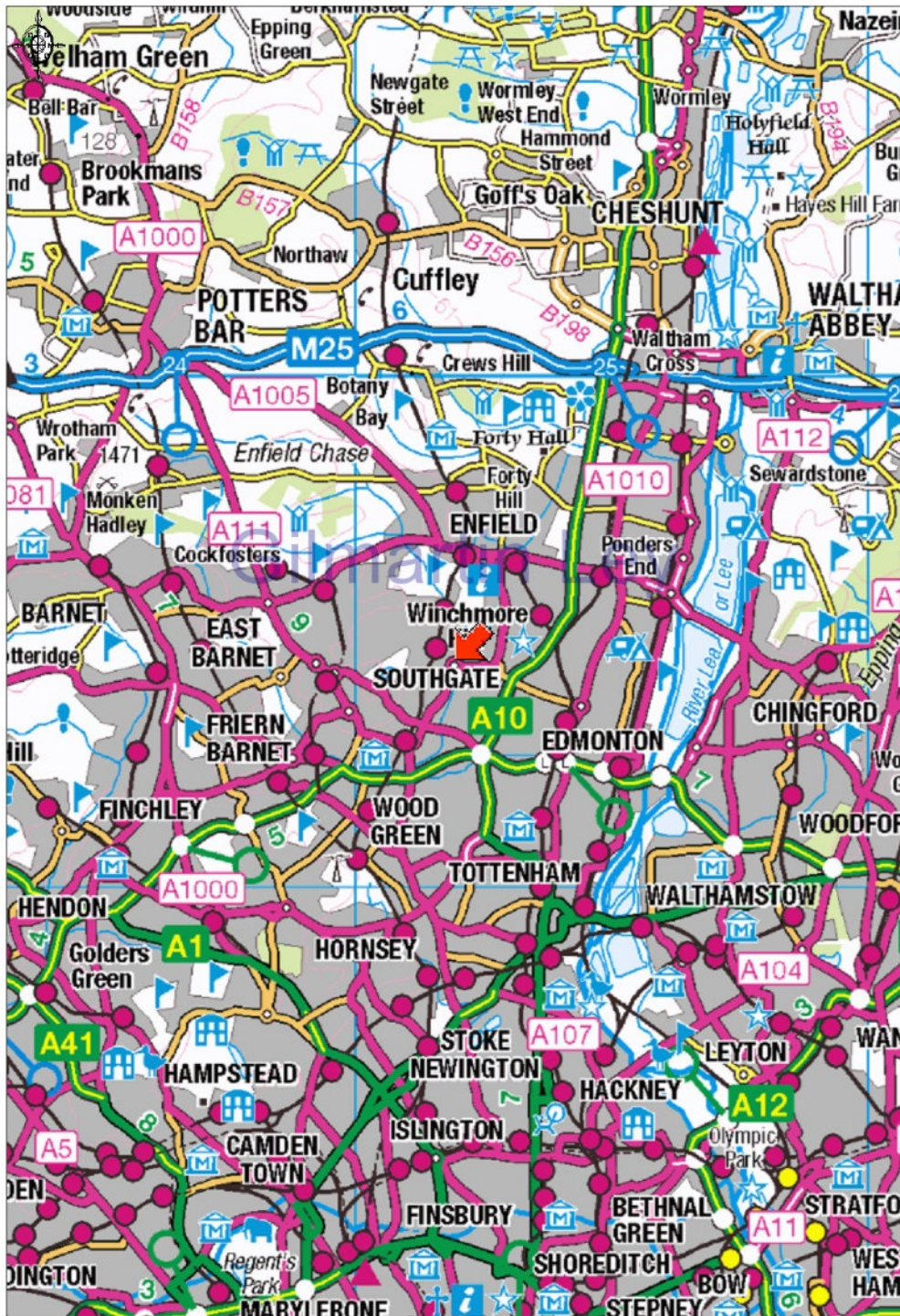


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