

473 Green Lanes,

**Harringay
LONDON N4 1AJ**



Further information online:

<http://www.gilmartinley.co.uk/properties/21030>

Area

Net Internal Area: 260 sq.m. (2,800 sq.ft.)

Price

Offers in the region of £675,000
subject to contract



Property Description

The property is a brick built mid terraced Victorian building comprising; ground floor retail shop, residential maisonette arranged over first and second floors, with front access. There is an additional separate two storey rear storage building accessed via a service road off Mattison Road.

The property is fully let on the following basis:

Ground floor retail shop - let on a 15 year full repairing and insuring lease from 1st September 2001 with upward only rent reviews at 5 yearly intervals. The current rent passing is £16,800 per annum and we are advised that the September 2011 rent review has not yet been implemented. There is a temporary structure to the rear of the shop, which has been erected without planning consent or landlord's approval.

1st and 2nd floors residential upper part let on a 12 month Assured Shorthold Tenancy at a rent of £1,400 per calendar month.

Two storey brick built rear building, currently used as storage on ground floor but with residential development potential. First floor studio in need of refurbishment. The rear store was previously let on a 9 year lease at a rent passing of £7,200 per annum. This lease has recently been surrendered and a Tenancy at Will has been granted, with a passing rent equating to £3,000 per annum.

- > Exceptional Public Transport Connections
- > Vibrant Shopping Thoroughfare
- > Proactive Management Opportunities to Increase Income
- > Development Potential
- > Passing Rent: £36,600 Per Annum Exclusive



Fully Let Shop and Upper Parts Investment Harringay, London N4

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor shop	106.47	1146	
Residential maisonette	88.69	954	
Rear storage building	65.00	699	

Property Location

The subject property is located between the junctions of Mattison Road and Pemberton Road on the west side of Green Lanes (A105) in Harringay.

The local area is busy and vibrant with a large variety of independent and multiple retailers, restaurants and bars. Access to green space is also very close by, with Finsbury Park less than 0.25 miles to the south.

Wood Green Shopping City, featuring multiscreen cinemas and extensive retailing is less than 0.75 miles from the property. Multiples include; H&M, Argos, Primark, Boots, WHSmith, Next. There are numerous bars, restaurants and other leisure facilities. The Chocolate Factory, which can also be found in Wood Green was set up by Haringey Arts Council in 1996 provides artists' studios housing circa 200 local artists, music, film and multi media studios, photographic studios, and several performing arts organisations.

Regular rail services to Moorgate (travel time 16 minutes) and London Kings Cross via Highbury & Islington (Victoria Line) (travel time 14 minutes) run from Harringay Station, which is situated less than 0.25 miles to the west of the property. Harringay Green Lanes London Underground Station (London Overground Line) is an even shorter walk from the property, to the south and provides regular services to Gospel Oak, Blackhorse Road and Barking.

There are six bus services running to London Bridge, Waterloo, Tottenham, Crouch End, Palmers Green, Wood Green, Enfield, Stoke Newington, Camden, Islington, Trafalgar Square, Holloway, Dalston, Aldgate and many locations in between, all within circa 0.25 miles of the subject property.

2010 Rateable Value £19500.00

Estimated Rates Payable £8307 per annum

Service Charge p.a. N/A

Terms Freehold for sale subject to the leases as more fully described within the description. Leases are available to download by signing into the 'My Account' section on our website. Legal pack will be uploaded in due course.

Legal Fees: Each party bears own legal fees

Local Authority: London Borough of Haringey

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

Last Updated: 17 Sep 2013

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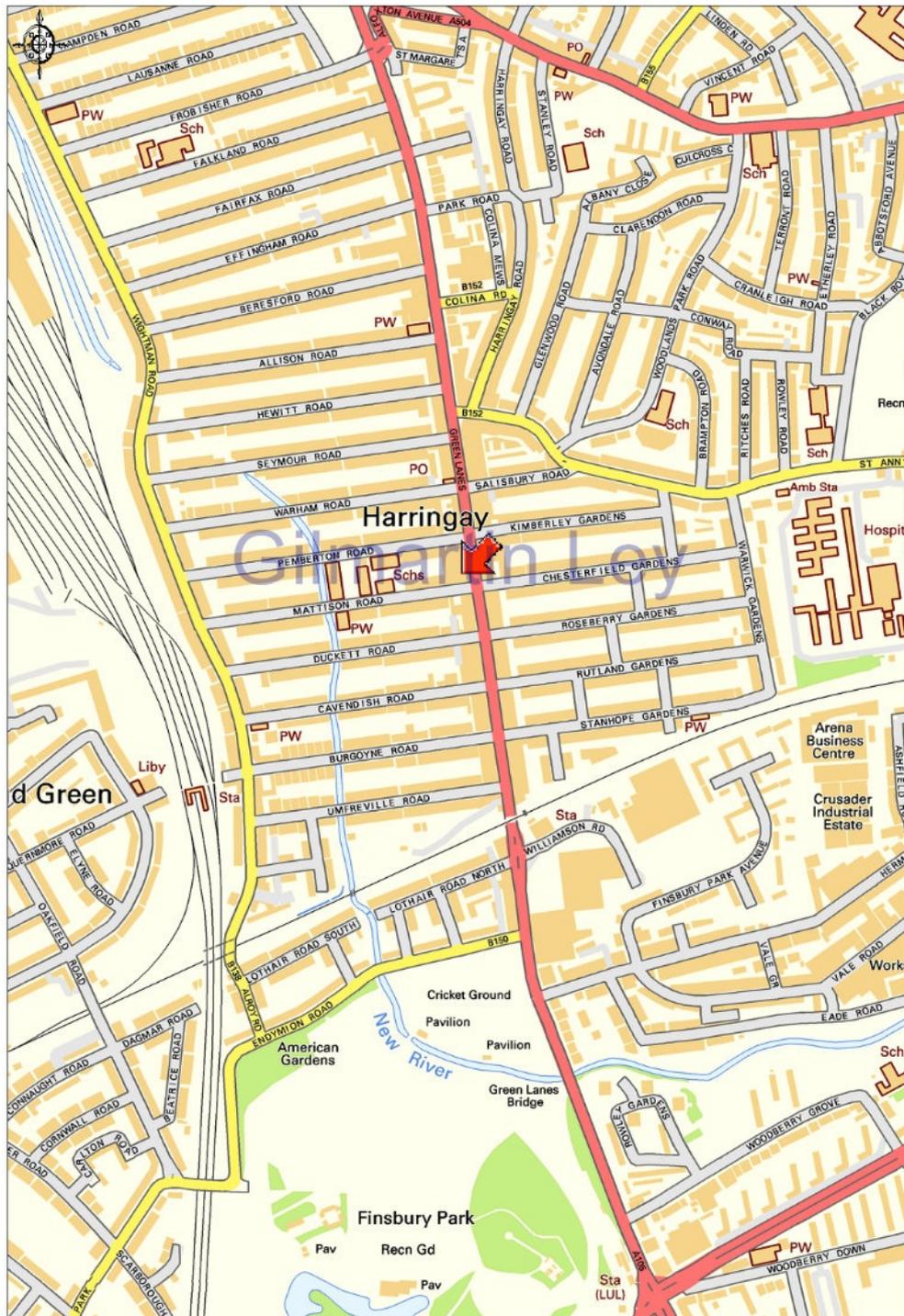
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