

**469 Green Lanes,**

**Harringay  
LONDON N4 1AJ**



**Further information online:**

<http://www.gilmartinley.co.uk/properties/21374>

**Area**

Gross Internal Area: 196 sq.m. (2,107 sq.ft.)

**Price**

£600,000 subject to contract

**Property Description**

The property is a brick built end of terrace Victorian building comprising; ground floor retail shop, residential maisonette arranged over 1st and 2nd floors and separate two storey rear storage building, accessed via a shared gated service road off Mattison Road.

The property is let on a single 16 year full repairing and insuring lease from 29th September 2011, with four yearly rent reviews. The rent passing is £32,500 per annum.

Under the terms of the Lease the Tenant has the right to sublet the residential upper parts and we understand the tenant is currently operating these as a licensed HMO generating themselves an income of approximately £32,340 per annum (income accurate as at 06.07.13). The HMO comprises 5 letting rooms, communal lounge, communal kitchen and two bathrooms.

- > Prominent corner property
- > Passing rent: £32,500 per annum exclusive
- > Highly reversionary rent
- > Tenant has ability to sublet and generates themselves an income of £32,340 from the residential HMO
- > Next rent review September 2015
- > Vibrant shopping thoroughfare
- > Exceptional public transport connections
- > Future development potential





# Fully Let Shop and Upper Parts Investment Harringay, London N4

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground floor retail	112.69	1212	
First floor residential	82.17	884	
Second floor residential	47.43	510	
Rear storage building	56.17	604	
Rear yard	30.47	327	

## 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** £18000.00

**Estimated Rates Payable** £7668 per annum

**Service Charge p.a.** Nil

**Terms** Freehold for sale subject to a 16 year full repairing and insuring lease for a term expiring 29th September 2027 to Baldwins Butchers Limited at a rent of £32,500 per annum exclusive.

**Legal Fees:** Each party bears own legal fees

**Local Authority:** London Borough of Haringey

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

**Last Updated:** 30 Sep 2013

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