



GILMARTIN LEY

Vacant Freehold Retail Bank and Office Property - London N13

on behalf of Bank of Cyprus

**246 Green Lanes,
Palmers Green,
LONDON, N13 5XT**



Area

Net Internal Area: 371 sq.m. (3,998 sq.ft.)

Price

Offers in Excess of £1,000,000
subject to contract



Property Description

The property comprises a two storey, mid-terrace, retail banking premises with first floor office accommodation and designated parking to the rear, accessed via Trade Close.

The floor plates are rectangular. The ground floor is currently partitioned but could easily be reconfigured to create an open plan space. The first floor office is predominantly open plan in layout.

The premises are fitted out to a reasonable specification with a combination of tiled & carpeted flooring, suspended ceilings with inset luminaires and air conditioning.

The ground floor retail banking hall and first floor offices each have their own separate entrances.

The permitted planning uses are A1 retail and A2 professional and financial services for the ground floor and B1 offices for the first floor.

Key considerations

- > Freehold for sale with vacant possession
- > Prime retailing pitch
- > 3 car parking spaces
- > Affluent North London location
- > Existing Net Internal Area of 371 square metres (3998 square feet)
- > Development potential for alternative planning uses (including residential)
- > 2 minutes walk to Palmers Green Rail Station - 26 minutes to London Moorgate Station
- > Densely populated residential and commercial area

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	148.00	1593	
First Floor	223.36	2404	

Property Location

<http://www.gilmartinley.co.uk/properties/for-sale/shops-a2/palmers-green/london/n13/22987>

Our ref: 22987

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

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The property is situated on the south side of Green Lanes (A105) at 'The Triangle' in the heart of Palmers Green, an affluent and vibrant North London suburb, approximately 6 miles from Central London.

The occupiers of the properties immediately adjacent to the subject property are Iceland Foods, Ladbrokes, Boots UK, Holland & Barratt and other occupiers within 100 metres of the property include Waitrose Supermarket, Starbucks Coffee, KFC, HSBC Bank, Sharps Bedrooms, WHSmith, Nationwide Building Society and Morrisons Supermarket, McDonald's amongst others. Palmers Green provides abundant leisure, shopping, entertainment, restaurant facilities.

Transport communications are excellent with the property being less than 0.58 km (0.36 miles) north of the North Circular Road (A406) and the M25 motorway (Junction 25) approximately 5.6 km (3.5 miles) to the north-east.

Palmers Green British Rail Station is less 0.14 km (0.08 miles) to the west of the property, with direct and frequent services to London Moorgate Station (26 minutes), connecting with Finsbury Park (Piccadilly & Victoria Underground Lines).

Southgate London Underground Station (Piccadilly Line) is approximately 1.9 km (1.2 mile) to the north west.

2010 Rateable Value £27000.00

Estimated Rates Payable £11691 per annum

Service Charge p.a. N/A

Terms Freehold for sale with vacant possession

Legal Fees: Each party is to bear its 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/22987>
Bids Requirement
Replies to CPSE1
Party Wall Notice
Utilities and business rates bills
Chancel check report dated 22nd October 2015.
Commercial Drainage and Water search result dated 22nd October 2015.
Sitecheck Argyll Environmental search result dated 22nd October 2015.
Flood Solutions draft report dated 22nd October 2015.
Local Authority search result from Enfield Council dated 23 October 2015.
Local Authority search result from Enfield Council dated 23 October 2015.
Local Authority search result from Enfield Council dated 23 October 2015.
Local Authority search result from Enfield Council dated 23 October 2015.
Planning Consent dated 2nd March 1993.
Section 106 Agreement dated 16th February 1993.
Energy Performance Certificate
Title Document (Deed)
Title Document (Register)
Title plan
Asbestos Report
Floor Plans



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Last Updated:

08 Jan 2016

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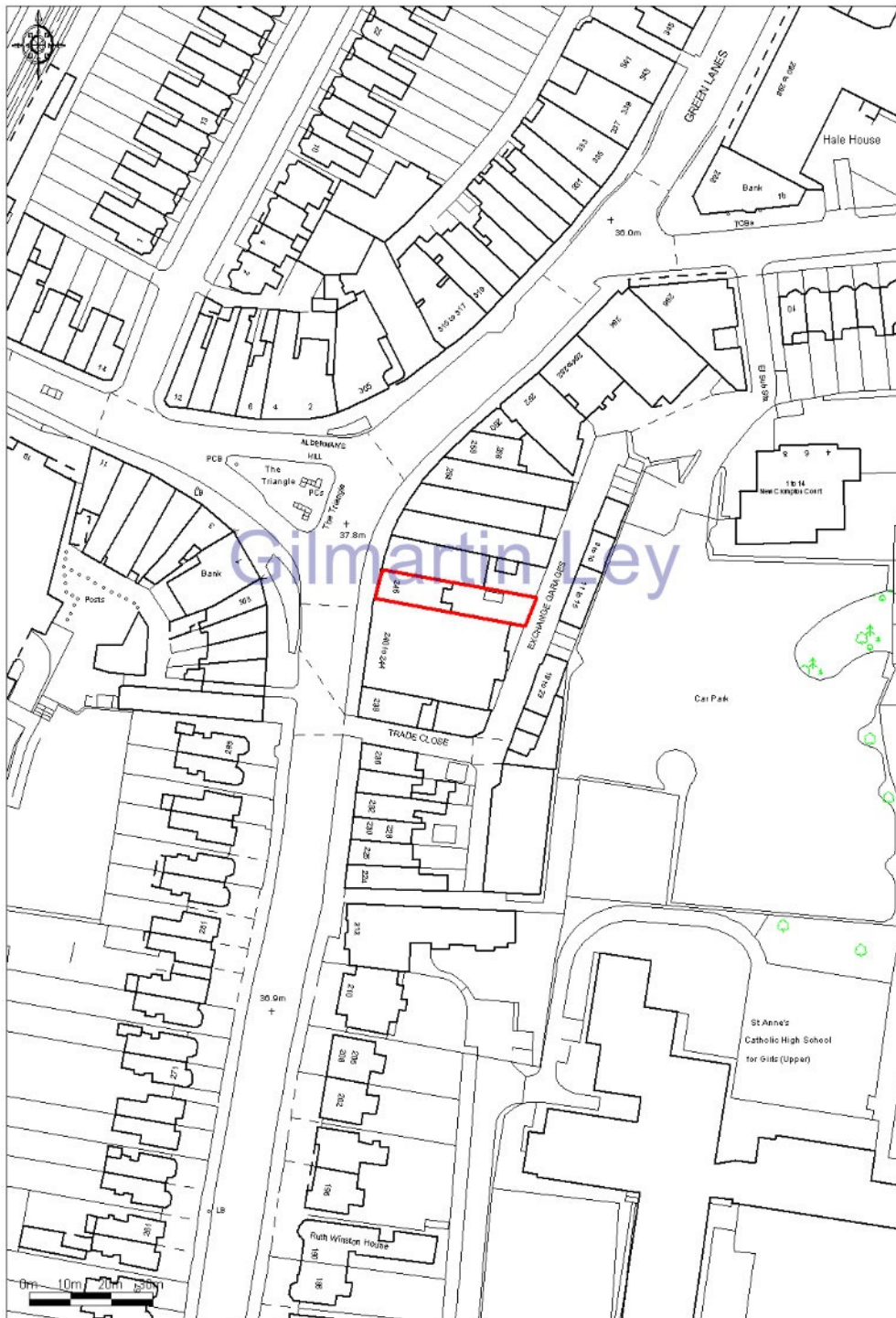


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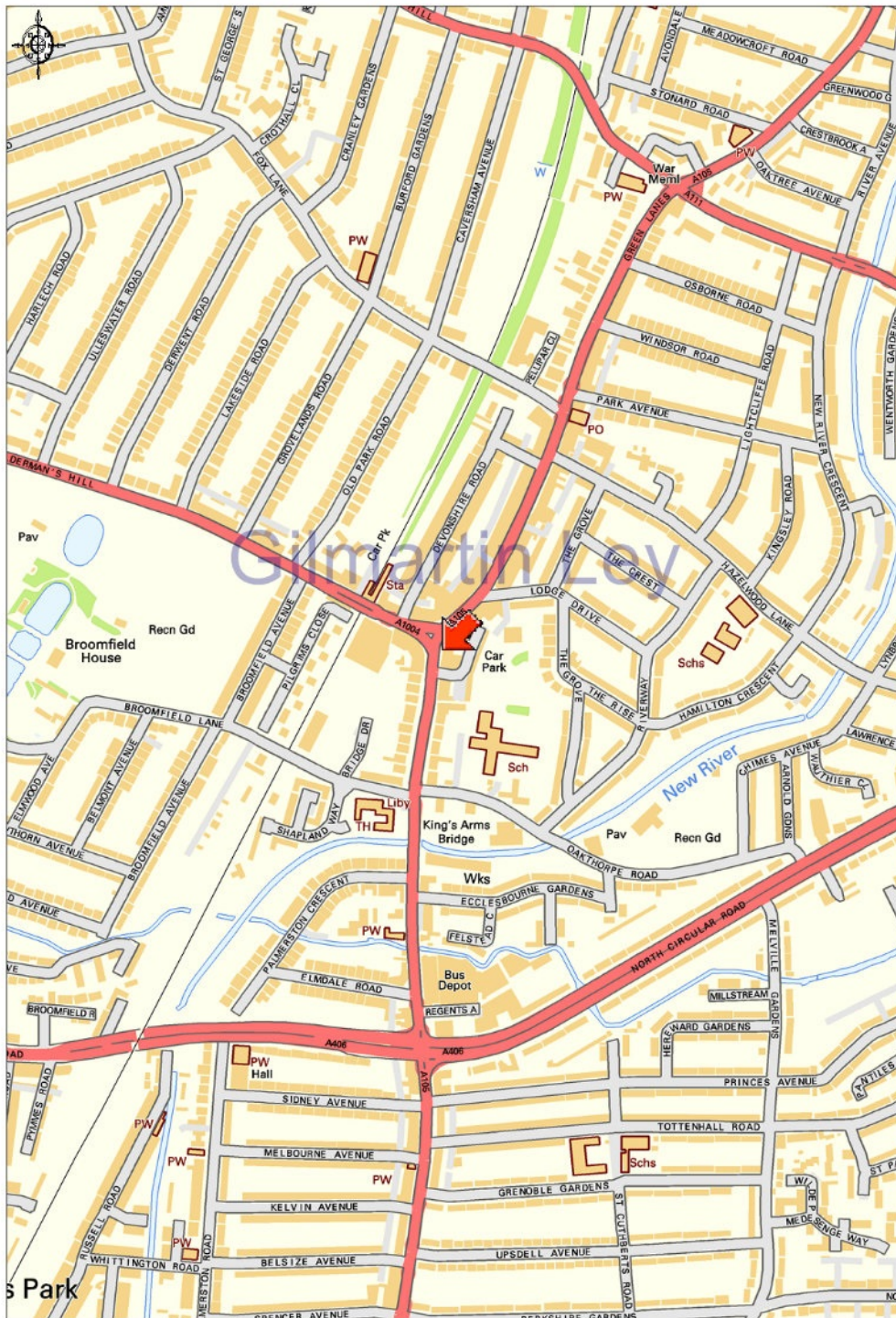


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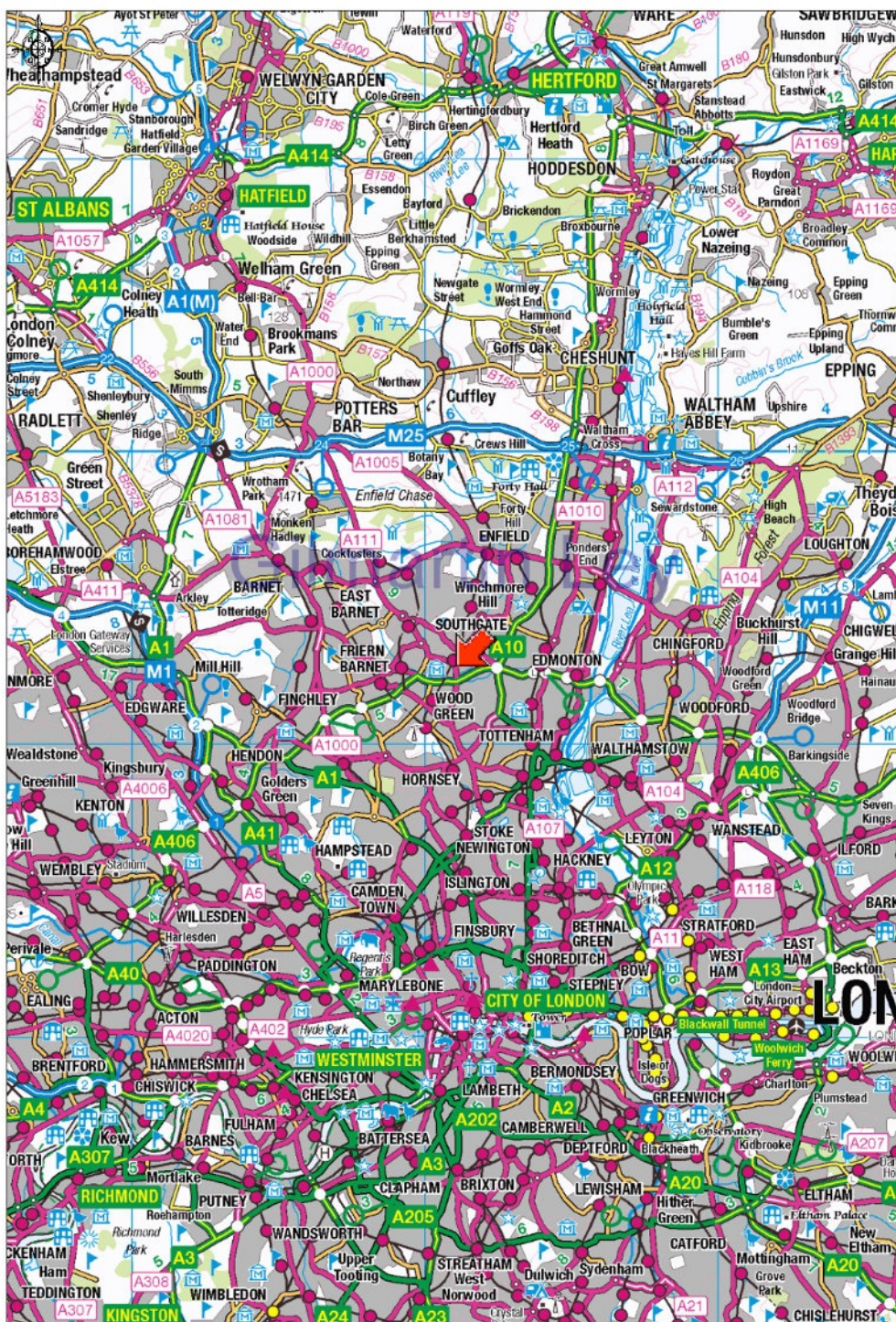


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