



GILMARTIN LEY

Freehold (A3 Use) Shop and Upper Parts For Sale - London N21

Ground floor - vacant possession. 4 bed flat - let on an AST

**56/56A Hoppers Road,
Winchmore Hill,
London, N21 3LH**



Area

Net Internal Area: 203 sq.m. (2,190 sq.ft.)

Price

Offers in excess of £875,000 subject to contract



Property Description

The subject property comprises a substantial end of terrace restaurant / shop and residential upper parts arranged over ground, first and second floors.

The ground floor commercial element benefits from an A3 (restaurant) planning use class, and is being sold with vacant possession.

The two upper floors are currently configured to provide a large four bedroom self contained maisonette, which is in good decorative order and let on an Assured Shorthold Tenancy (AST).

Apart from the development potential that could be realised by exploring possible reconfiguration of the existing space and alternative uses, the property also has approved planning permission to build a 21 sq.m (226 sq.ft) single storey extension to the rear (planning ref: 16/01402/FUL).

Key considerations

- > Freehold for sale with vacant possession of ground floor restaurant
- > Residential upper parts currently let on an AST with passing rent of £1,600 pcm
- > Potential to add value through refurbishment / development
- > Affluent North London Location
- > Less than 1.0 km (0.62 miles) to Winchmore Hill & Palmers Green Railway Stations (Great Northern Line)
- > Southgate London Underground Station is 1.74 km (1.1 miles)

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor Restaurant	119.92	1,290	Vacant possession
Duplex First And Second Floor Maisonette	83.56	899	Let on an AST



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Property Location

The subject property is located in the affluent North London residential suburb of Winchmore Hill.

The property is situated at the southern end of Hoppers Road, at its junction with Stonard Road circa 50 metres north of Bourne Hill and 100 metres west of Green Lanes.

The property has good transport communications.

Palmers Green and Winchmore Hill Railway Stations (Great Northern Line) are both less than 1.0 kilometres (0.62 miles) to the south and north of the property respectively, which provide frequent direct services to Finsbury Park (Victoria, Piccadilly & Overground Lines), with a journey time of circa 14 minutes and to Moorgate Station (Northern Line), with a journey time of circa 24 minutes. Northbound, there are regular services to Hertford North and Stevenage with journey times of circa 22 minutes and 35 minutes respectively.

Southgate London Underground Station (Piccadilly Lines) is 1.74 kilometres (1.1 miles) to the west.

A number of bus services (W9, 329, N29) run along Green Lanes and Hoppers Road, providing frequent services to Southgate, Enfield and Wood Green.

The North Circular Road (A406) is 1.13 kilometres (0.70 miles) to the south, the Great Cambridge Road (A10) is 1.6 kilometres (0.99 miles) to the east and the M25 Motorway (Junction 25) is 7.01 kilometres (4.35 miles) to the north.

2017 Rateable Value £12500.00

Estimated Rates Payable £5325 per annum

Service Charge p.a. n/a

Terms Freehold for sale with vacant possession of the ground floor shop (A3 Use). The maisonette is let on a Assured Shorthold Tenancy (AST), generating an income of £19,200 per annum.

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/25162>
Ground floor plans and elevations
First and Second Floor Maisonette - Energy Performance Certificate
Ground Floor - Non Domestic Energy Performance Certificate
Ground floor plans and elevations
Planning Decision Notice

Last Updated: 15 Sep 2017

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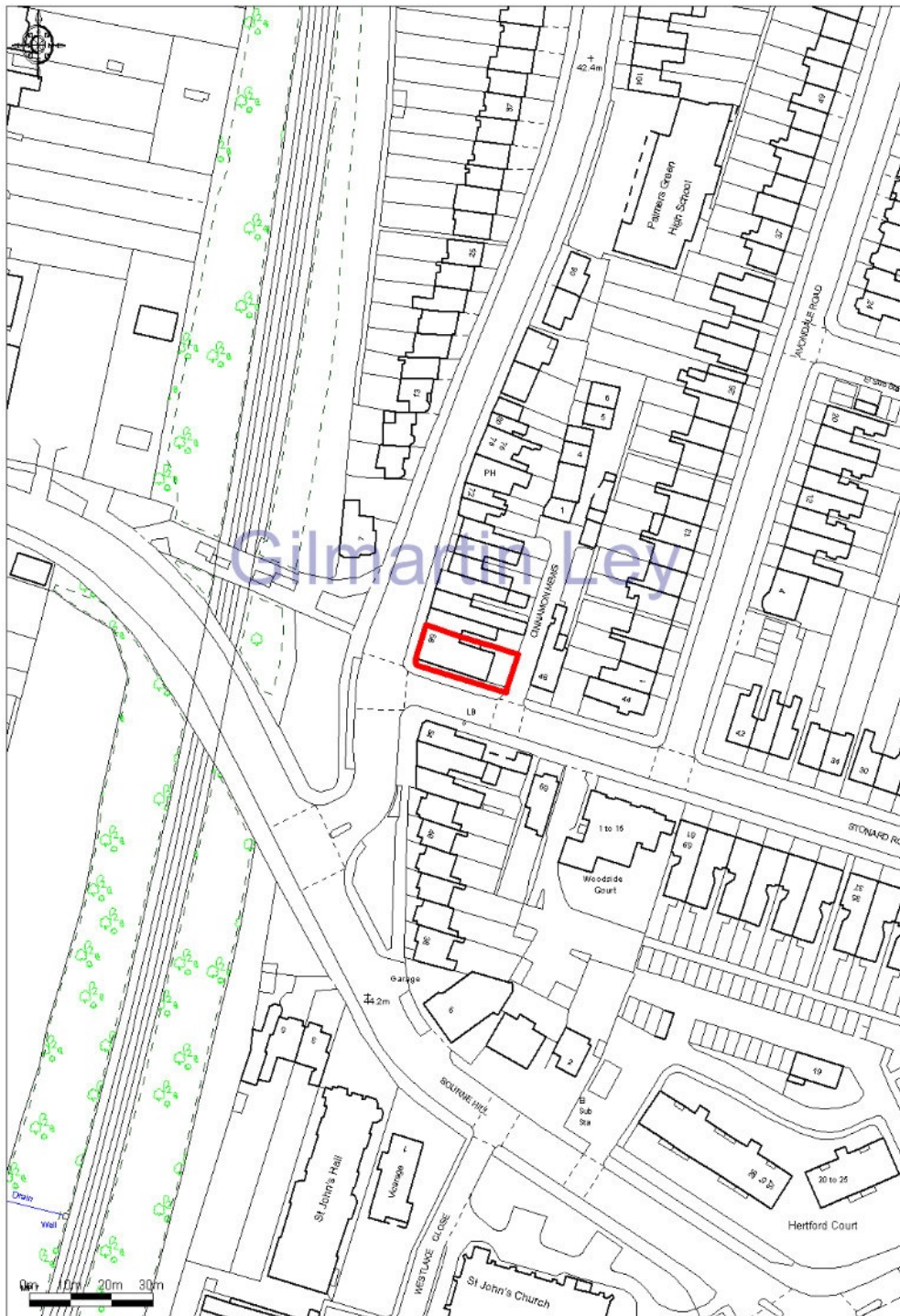


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Our ref: 25162

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

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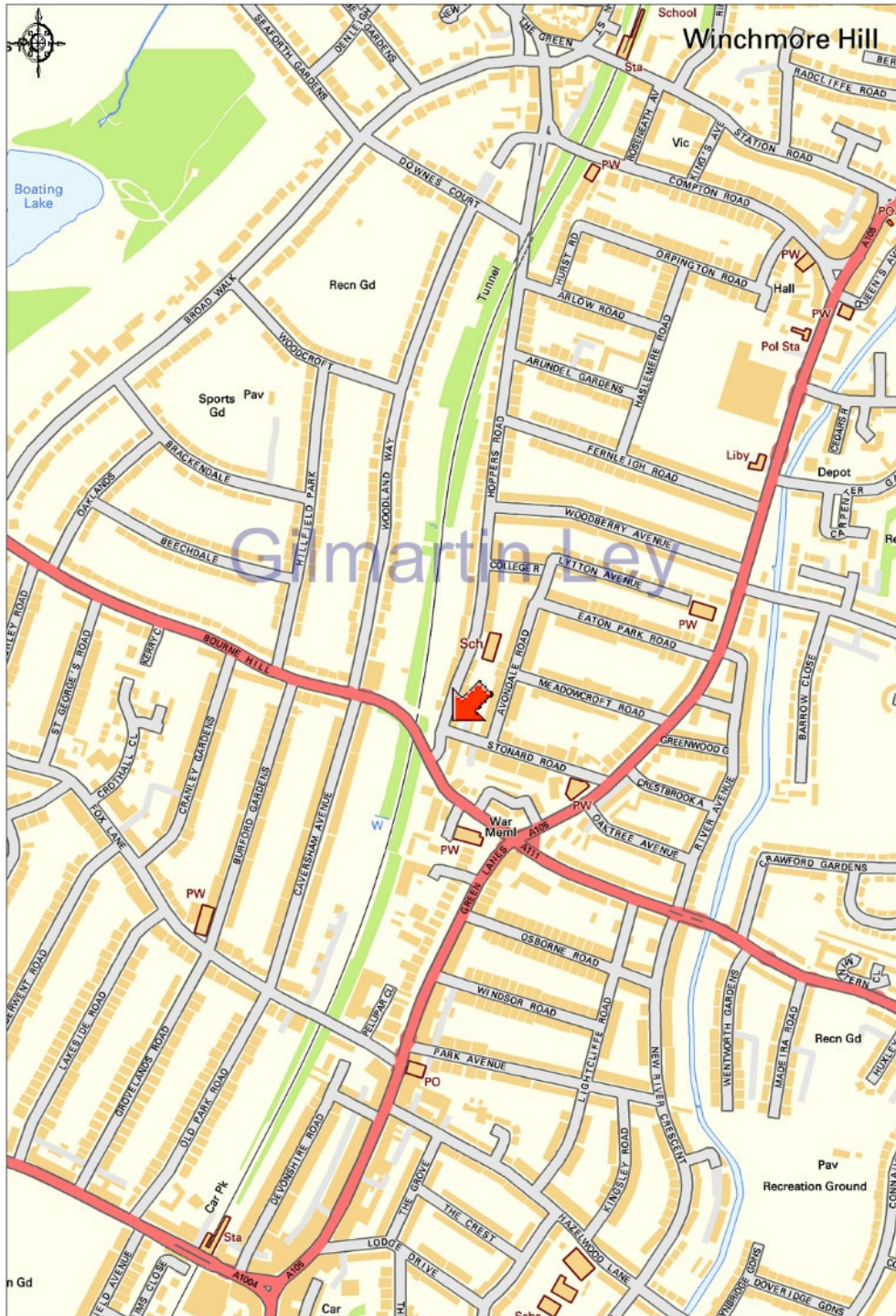


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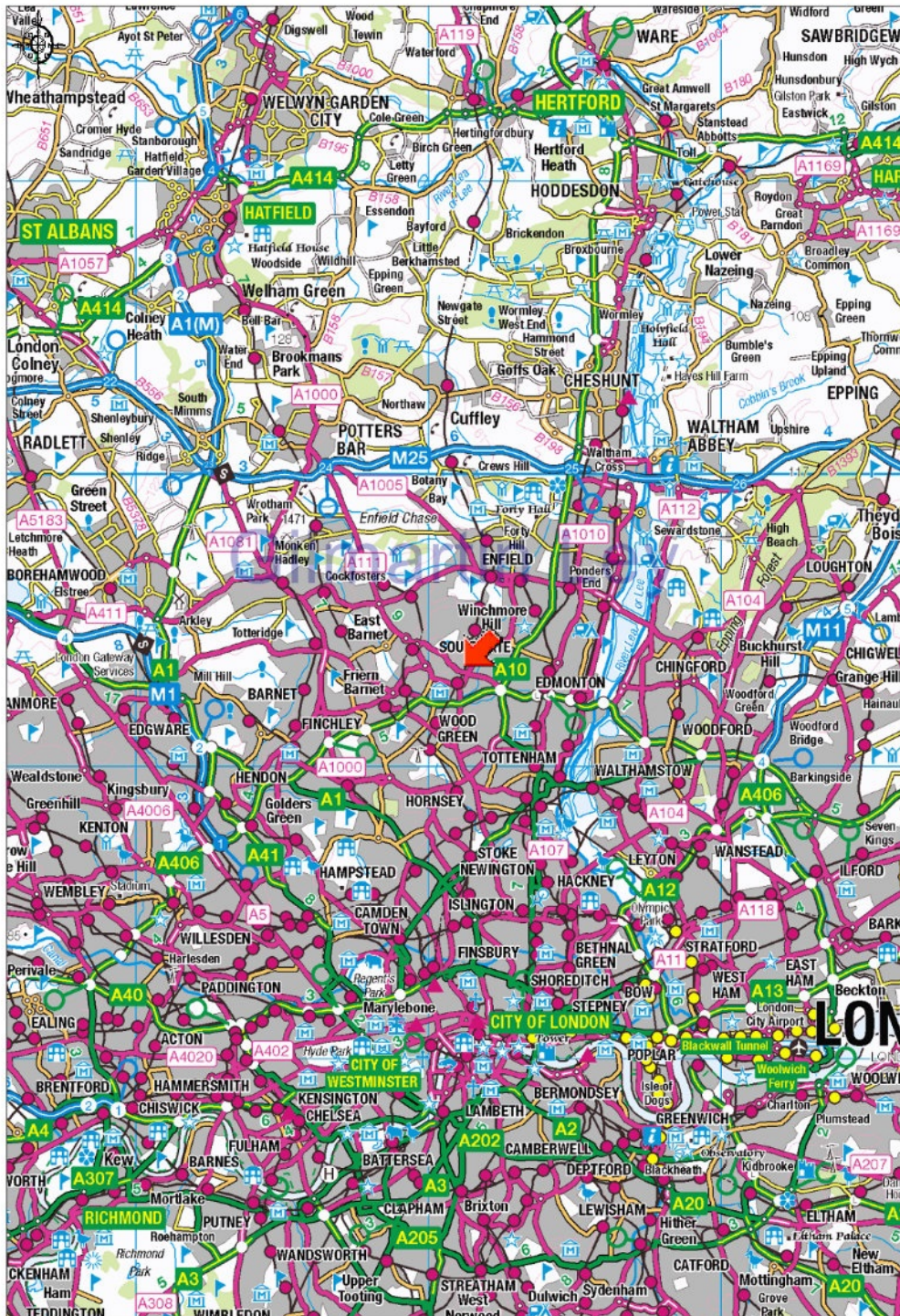


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