



# Shop To Let - Winchmore Hill N21

New lease available on flexible terms

GILMARTIN LEY

59b Station Road,

LONDON, N21 3NB



#### Area

Net Internal Area: 33 sq.m. (359 sq.ft.)

#### Rent

£15,000 per annum (approx.  
£1,250 monthly) subject to  
contract



#### Property Description

The subject property comprises a mid terrace ground floor shop benefitting from A2 planning use, kitchenette and WC facilities.

The property is highly visible to a wealth of affluent commuters using the nearby Winchmore Hill Railway Station. There is a popular farmers market nearby which operates every Sunday.

- > Affluent and desirable North London location
- > Less than 100m to The Green, Winchmore Hill
- > Excellent Transport Communications
- > Less than 50m to Winchmore Hill Mainline Station



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Accommodation	Area sq.m.	Area sq.ft.	Comments
Shop	33.44	359	

## Property Location

Station Road extends between Green Lanes (A105) to the east and The Green, Winchmore Hill to the west. The subject property is located on the south side of Station Road near it's junction with Roseneath Avenue.

The location has excellent communication links. Winchmore Hill Mainline Station is 50 metres to the west of the property, which provides direct services to Moorgate (Northern Line), with a journey time of 29 minutes and Finsbury Park (Victoria & Piccadilly Lines) journey time of 19minutes.

There are also a number of bus routes operating in proximity to the property.

**2017 Rateable Value** £7400.00

**Estimated Rates Payable** £2332 per annum

**Service Charge p.a.** TBC

**Premium** Nil

**Terms** New lease on flexible terms to be agreed

**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/25163>  
Energy Performance Certificate - Ground Floor Shop

**Last Updated:** 22 Dec 2017

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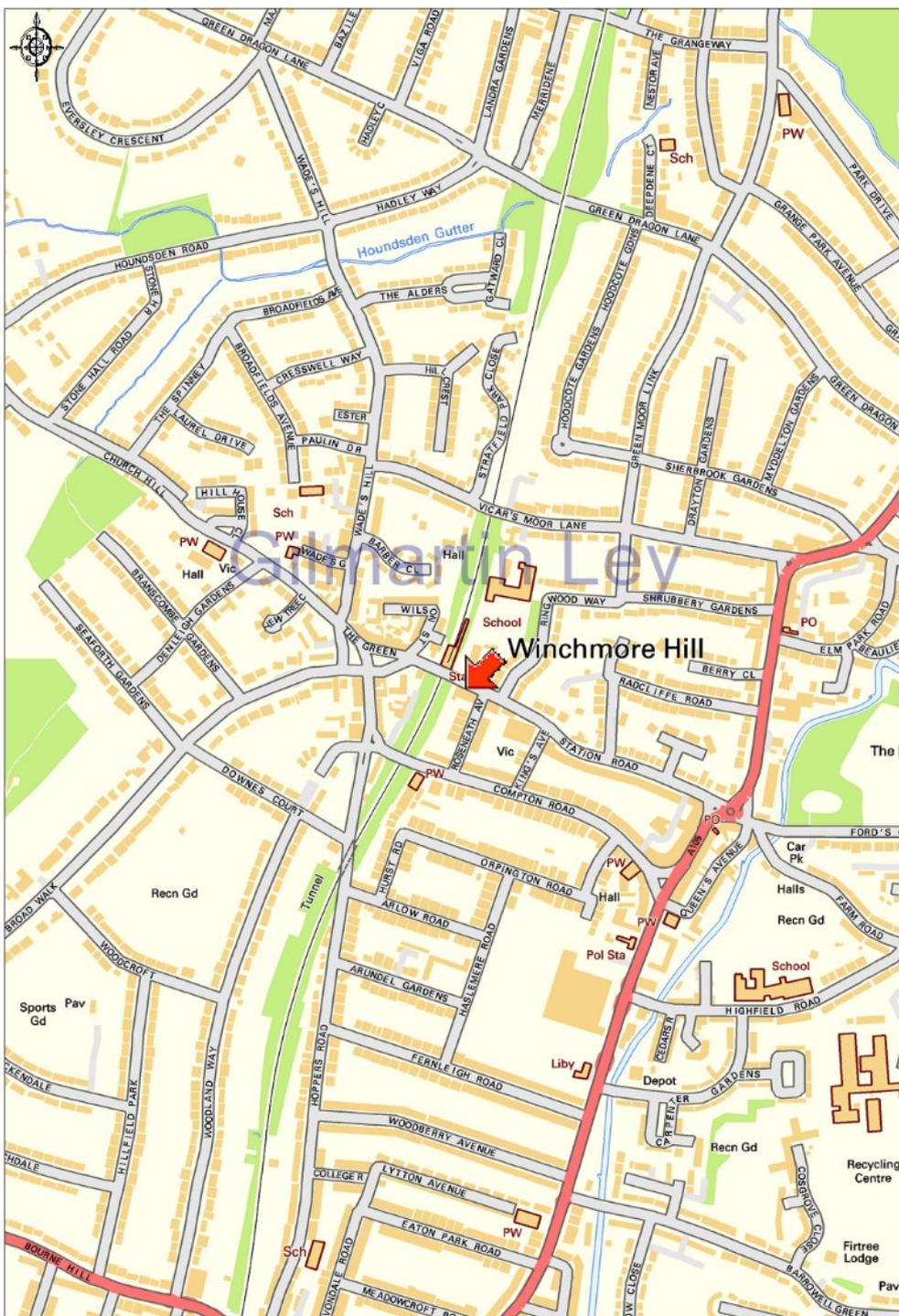


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Our ref: 25163

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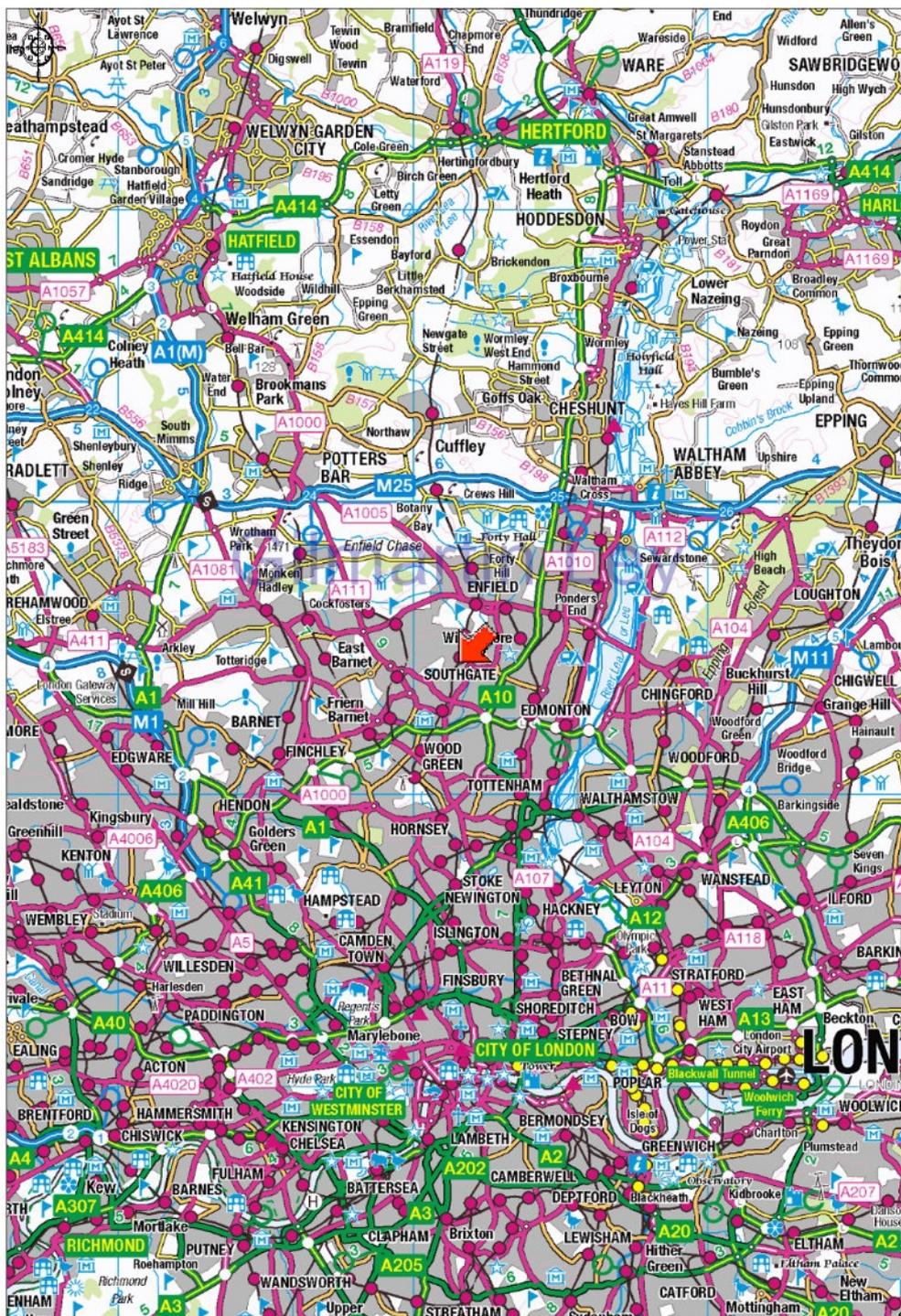


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