



GILMARTIN LEY

# Prominent Freehold Shop with Development Potential- Winchmore Hill N21

Vacant possession of ground floor

940 Green Lanes,  
Winchmore Hill,  
LONDON, N21 2AD



## Area

Gross Internal Area: 128 sq.m. (1,378 sq.ft.)

## Price

Offers in excess of £550,000 subject to contract



## Property Description

The property comprises a prominent mid-terraced, freehold building with retail (A2 Use) on the ground floor and residential upper parts.

The ground floor is to be sold with the benefit of vacant possession and is currently arranged to form two distinct areas; the front section is the retailing area / accountant's office and the rear is arranged to form residential accommodation. The property has been recently refurbished to a high standard. Subject to obtaining the necessary planning consents, there is potential to separate the rear section of the ground floor and create a self contained residential flat with an entrance from the rear of the property.

The residential upper parts have been sold off on a long lease (999 Years from 25th December 2012) producing a ground rent of £200 per annum.

- > Prominent freehold shop (A2 Use)
- > Development potential
- > Recently refurbished to a high standard
- > Affluent North London suburb
- > Approximately 0.75km (0.47 miles) to Winchmore Hill Rail Station
- > Suitable for a number of alternative uses subject to planning

<https://www.gilmartinley.co.uk/properties/for-sale/shops-a2/winchmore-hill/london/n21/26170>

Our ref: 26170

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

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



GILMARTIN LEY

# Prominent Freehold Shop with Development Potential- Winchmore Hill N21

Vacant possession of ground floor

## Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Shop / Office	80.50	866	
Store Room	22.10	237	
Rear Studio	25.50	274	

## Property Location

The property occupies a prominent position at the northern end of Green Lanes (A105) at the junction with Green Dragon Lane and Ridge Avenue, in the affluent north London suburb of Winchmore Hill.

The location has excellent communication links. Winchmore Hill Mainline Station is 0.75 km (0.47 miles) to the south west of the property, which provides frequent direct services to London Moorgate Station (with a journey time of 28 minutes) and Finsbury Park Station (with a journey time of 15 minutes).

Green Lanes is a major bus route and there are several bus services (including the 125, 329, N29), which stop in the immediate vicinity of the property.

**2017 Rateable Value** £24500.00

**Estimated Rates Payable** £11760 per annum

**Service Charge p.a.** TBC

**Terms** Freehold interest with vacant possession of ground floor and subject to a 999 year long leasehold on the upper parts from 25th December 2012, at a ground rent of £200.

The property has not been elected for VAT.

**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/26170>  
Long lease relating to residential upper parts  
Energy Performance Certificate  
Plan - Ground Floor

**Last Updated:** 14 Jan 2020

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility; any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 3 Chaseville Parade, Chaseville Park Road, London N21 1PG.



GILMARTIN LEY

# Prominent Freehold Shop with Development Potential- Winchmore Hill N21

Vacant possession of ground floor

940 Green Lanes LONDON N21 2AD



© Crown Copyright 2012. All rights reserved. Licence number 100019151. Printed on 11/12/12

<https://www.gilmartinley.co.uk/properties/for-sale/shops-a2/winchmore-hill/london/n21/26170>

Our ref: 26170

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

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

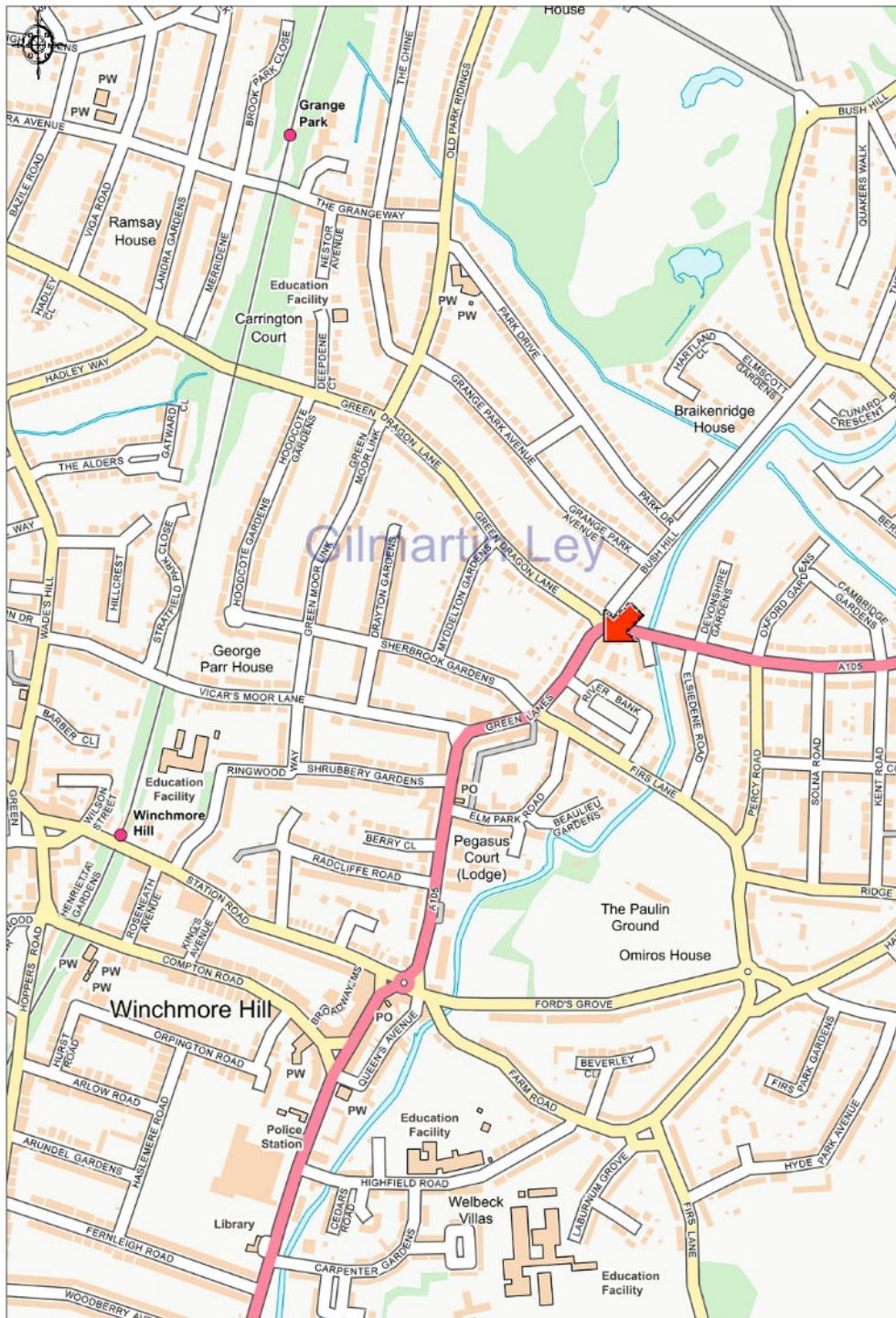


GILMARTIN LEY

# Prominent Freehold Shop with Development Potential- Winchmore Hill N21

Vacant possession of ground floor

940 Green Lanes LONDON N21 2AD



© Crown Copyright. All Rights Reserved. Licence number 100019121. Printed on 1/2000

<https://www.gilmartinley.co.uk/properties/for-sale/shops-a2/winchmore-hill/london/n21/26170>

Our ref: 26170

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

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

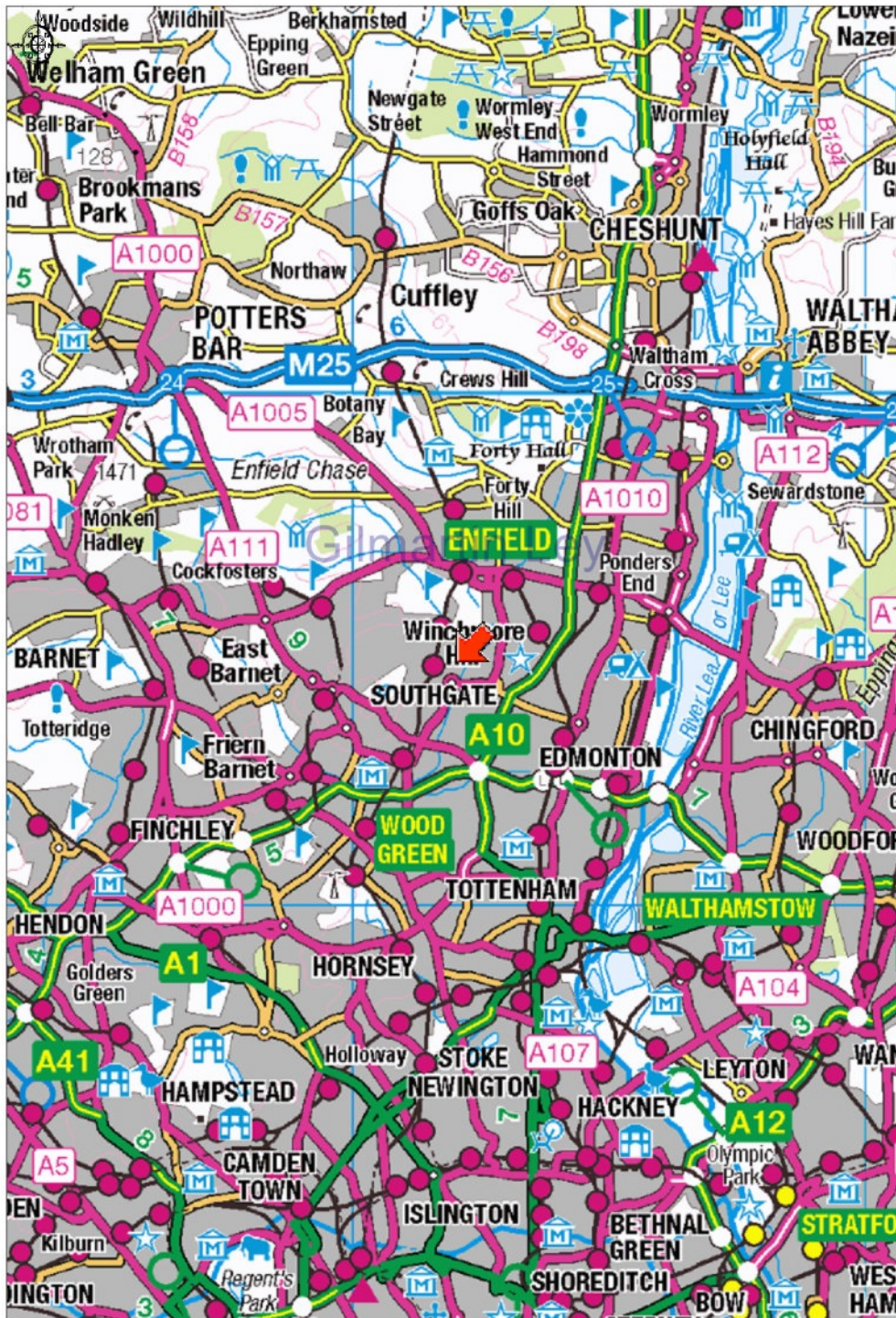


GILMARTIN LEY

# Prominent Freehold Shop with Development Potential- Winchmore Hill N21

Vacant possession of ground floor

940 Green Lanes LONDON N21 2AD



<https://www.gilmartinley.co.uk/properties/for-sale/shops-a2/winchmore-hill/london/n21/26170>

Our ref: 26170

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

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



GILMARTIN LEY

# Prominent Freehold Shop with Development Potential- Winchmore Hill N21

Vacant possession of ground floor



<https://www.gilmartinley.co.uk/properties/for-sale/shops-a2/winchmore-hill/london/n21/26170>

*Our ref:* 26170

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

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



GILMARTIN LEY

# Prominent Freehold Shop with Development Potential- Winchmore Hill N21

Vacant possession of ground floor



<https://www.gilmartinley.co.uk/properties/for-sale/shops-a2/winchmore-hill/london/n21/26170>

*Our ref:* 26170

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

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



GILMARTIN LEY

# Prominent Freehold Shop with Development Potential- Winchmore Hill N21

Vacant possession of ground floor



<https://www.gilmartinley.co.uk/properties/for-sale/shops-a2/winchmore-hill/london/n21/26170>

*Our ref:* 26170

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

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)





GILMARTIN LEY

# Prominent Freehold Shop with Development Potential- Winchmore Hill N21

Vacant possession of ground floor



<https://www.gilmartinley.co.uk/properties/for-sale/shops-a2/winchmore-hill/london/n21/26170>

*Our ref:* 26170

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

Gilmartin Ley  
Alfred Imber House, 62a Highgate High Street  
Highgate, London N6 5HX

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)