



GILMARTIN LEY

# Rarely Available Freehold Investment For Sale - Winchmore Hill N21

Fully let mixed use investment with development potential

**59 Station Road,  
Winchmore Hill,  
LONDON, N21 3NB**



## Price

Offers in excess of £1,200,000  
subject to contract



## Property Description

The property is a three storey, mid-terrace, mixed-use building, which is fully let and generating a passing rent of £58,600 pa and comprises:

Ground floor lock up shop (59b) - Currently trading as a nail salon, the unit is configured to provide a treatment area to the front of the property, with rear kitchenette and WC. The shop is currently let on a 15 year lease from 1/4/17 and has a passing rent of £21,000 pa.

Ground floor rear office (59c) - The office is configured as two office rooms with a separate WC and is accessed via a service road off of Roseneath Avenue, to the rear of the property. The office is currently let on a 5 year lease from 7/4/22, has a passing rent of £8,500 pa and excludes the security of tenure provisions afforded by the Landlord and Tenant Act 1954.

First floor office (59a) - The office is configured as three office rooms and has a kitchen and WC facilities. The office benefits from its own entrance from Station Road. The tenant has the right to park one motor vehicle in the yard at the rear of the property, accessed via the service road. The office is currently let on a 4.33 year lease from 1/04/22, has a passing rent of £18,000 pa and excludes the security of tenure provisions afforded by the Landlord and Tenant Act 1954. The property is currently in use as a physiotherapists administrative office.

Second & part first floor maisonette (59d) - This is a generously sized split level 1 bedroom maisonette. The flat benefits from gas central heating and is currently let on a 12 month AST from 1/7/21 at a rent of £925 pcm (£11,100 pa).

Copies of the leases are available to download from our website.

## Key considerations:

- > Rarely available freehold building in affluent and highly sought after North London location
- > Passing rent: £58,600 per annum

<https://www.gilmartinley.co.uk/properties/for-sale/investment/winchmore-hill/london/n21/27057>

*Our ref:* 27057

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

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- > Development and reconfiguration potential STPP
- > Less than 40m to Winchmore Hill Rail Station
- > Within 100m of The Green, Winchmore Hill



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## Accommodation

Gross Internal Area: 224 sq.m. (2,408 sq.ft.)

Unit	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
Ground Floor Shop (59b)	21,000	Let on a 15 year lease from 1st April 2017	33.35	358	
Ground Floor Rear Office (59c)	8,500	Let on a 5 year lease from 7th April 2022	29.91	321	
1st Floor Office (59a)	18,000	Let on a 4.33 year lease from 1st April 2022	54.06	581	1 demised car parking space
2nd & Part 1st Floor Maisonette (59d)	11,100	Let on a 12 month AST from 1st July 2021 at a rent of £925 pcm	51.47	554	
<b>Total</b>	<b>58,600</b>				

## Property Location

Winchmore Hill is a highly desirable and affluent North London suburb. The property is situated at the western end of Station Road less than 40m from the Railway Station and less than 100m from The Green, the prestigious heart of Winchmore Hill.

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, west of the junction with Roseneath Avenue. Local occupiers include The Post Office, Buckle and Vaughan, Hopper & Bean, Going Greek, The Larder, The Kings Head, The Salisbury Arms and Coco Hair and Beauty, as well as a number of boutique shops, cafés and pubs.

The location has excellent communication links. Winchmore Hill Mainline Station provides direct services to Finsbury Park (Victoria & Piccadilly Lines) and Moorgate (Northern Line), with journey times of 16 minutes and 31 minutes respectively. Northbound services provide further links to Hertford North and Stevenage.

**2023 Rateable Value** £24100.00

**Estimated Rates Payable** £11568 per annum

**Terms** Freehold for sale subject to existing tenancies.

**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:** <https://www.gilmartinley.co.uk/properties/27057>  
59a Station Road Lease  
Site Plan  
Energy Performance Certificates  
Floor Plans  
Site Plan  
59b Station Road Lease

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**Last Updated:**

04 Jul 2023

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OS MasterMap 1250/2500/10000 scale  
Wednesday, September 22, 2021, ID: CM-00992147  
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 531546 E, 194451 N

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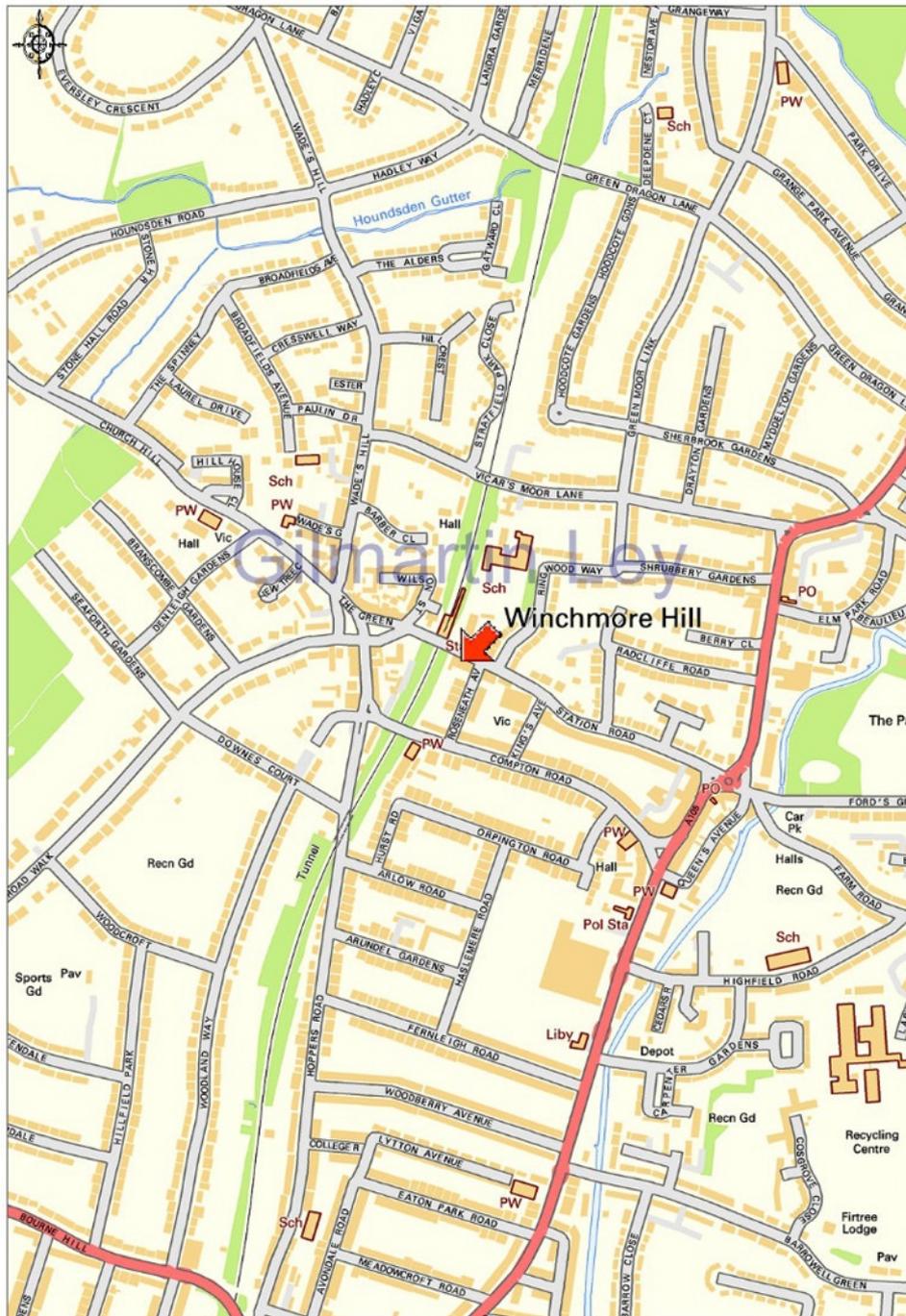


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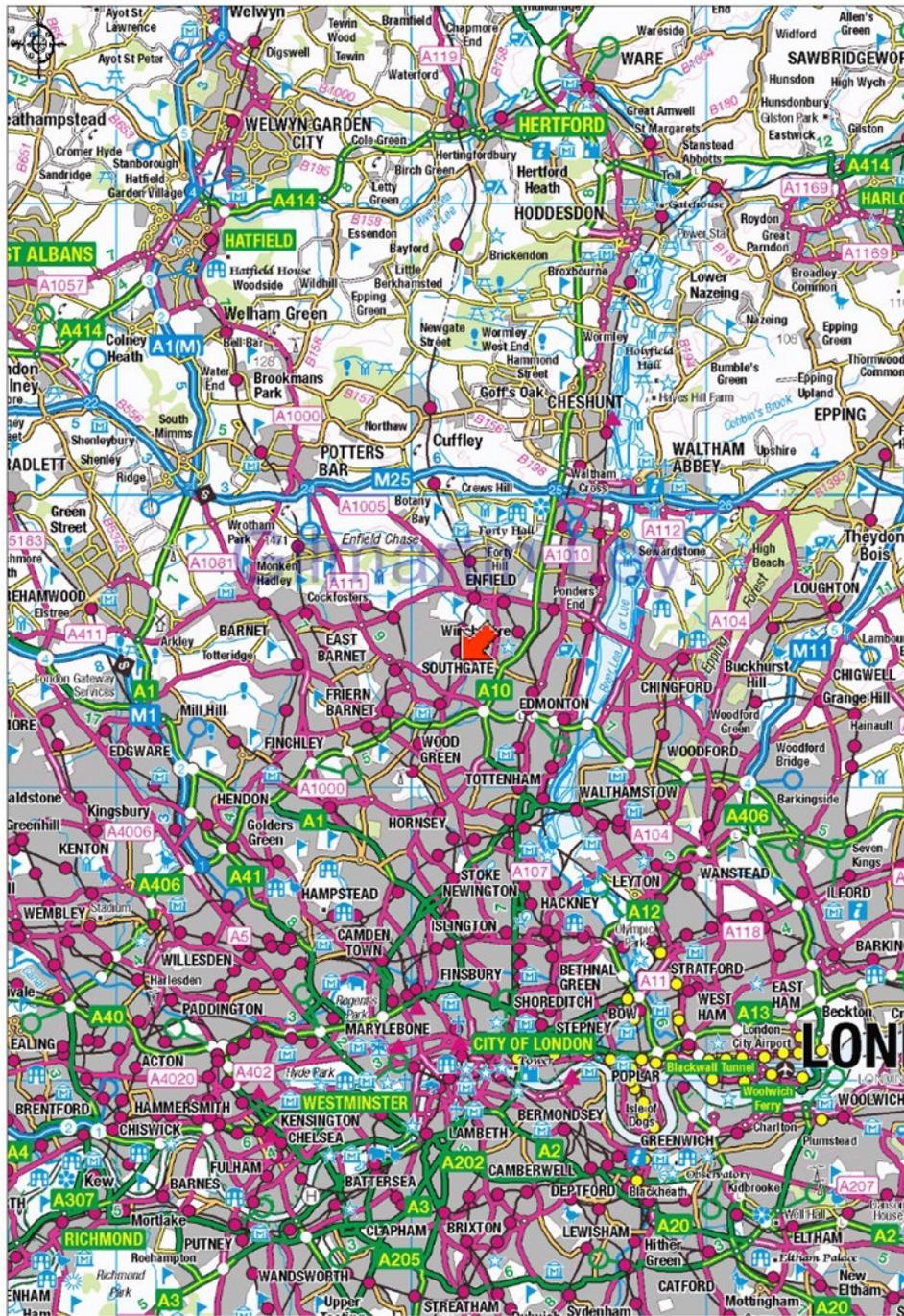


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