



Freehold Shop and Upper Parts Investment For Sale - London N15

GILMARTIN LEY

14 West Green Road,

LONDON, N15 5NN



Area

Gross Internal Area: 179 sq.m. (1,928 sq.ft.)

Price

Guide Price £500,000 subject to contract



Property Description

The property comprises a three storey mid-terrace building consisting of ground floor takeaway restaurant and self contained residential three bedroom flat.

The property is let on a single 15 year lease from 1st June 2017 with a current passing rent of £25,000 per annum. The next rent review is June 2022.

A copy of the Lease is available to download.

- > Fully Let Freehold investment For Sale in the Heart of South Tottenham
- > Gross internal area: 179.18 sq.m (1,929 sq.ft)
- > Current rent passing: £25,000 per annum
- > Next rent review: June 2022
- > Exceptional public transport links
- > 65 metres from Seven Sisters London Underground Station (Victoria Line)
- > 185 metres from Seven Sisters (London Overground) Station
- > Tottenham is currently undergoing major regeneration and improvement

<https://www.gilmartinley.co.uk/properties/for-sale/investment/seven-sisters/london/n15/27986>

Our ref: 27986

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

Gilmartin Ley
18 Compton Terrace,
London N1 2UN

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Website: www.gilmartinley.co.uk



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Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
Ground Floor	90.02	968	
First Floor	49.81	536	
Second Floor	39.35	423	

Property Location

The property is located on the northern side of West Green Road at the eastern end of the road, less than 50 metres west of the High Road (A10). West Green Road Road is a bustling retail area, with a wide variety of local and national retailers. Occupiers in the immediate vicinity include Sainsbury's Local, Costa Coffee, Tesco as well as a number of independent retailers, cafes, restaurants and bars. The College of Haringey, Enfield and North East London is only 300 metres to the north.

The location has excellent public transport communications, with Seven Sisters (London Overground) Station 185 metres south west of the property and Seven Sisters London Underground Station (Victoria Line) 65 metres south east of the property. There are numerous bus routes operating on West Green Road and the High Road which include (41, 76, 149, 243, 259, 279, 318, 349, 476, N41, N73 & N279).

The property is located 2.18 kilometres (1.36 miles) south of the new Tottenham Hotspur Stadium. In addition to the recently developed stadium, there has been and continues to be significant regeneration in the area, which includes a museum, hotel and 585 new homes, as well as 2,000 homes as part of the High Road West masterplan and a further 3,000 homes in the wider Tottenham area.

2017 Rateable Value £16500.00

Estimated Rates Payable £7920 per annum

Service Charge p.a. TBC

Terms Freehold for sale subject to the lease dated 18th August 2017, with a current passing rent of £25,000 per annum.

A copy of the lease is available to download.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Haringey

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/27986>
Offer Requirements Document
Licence to Assign
Lease
Energy Performance Certificate

Last Updated: 11 Jun 2021

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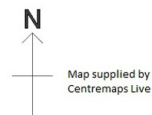
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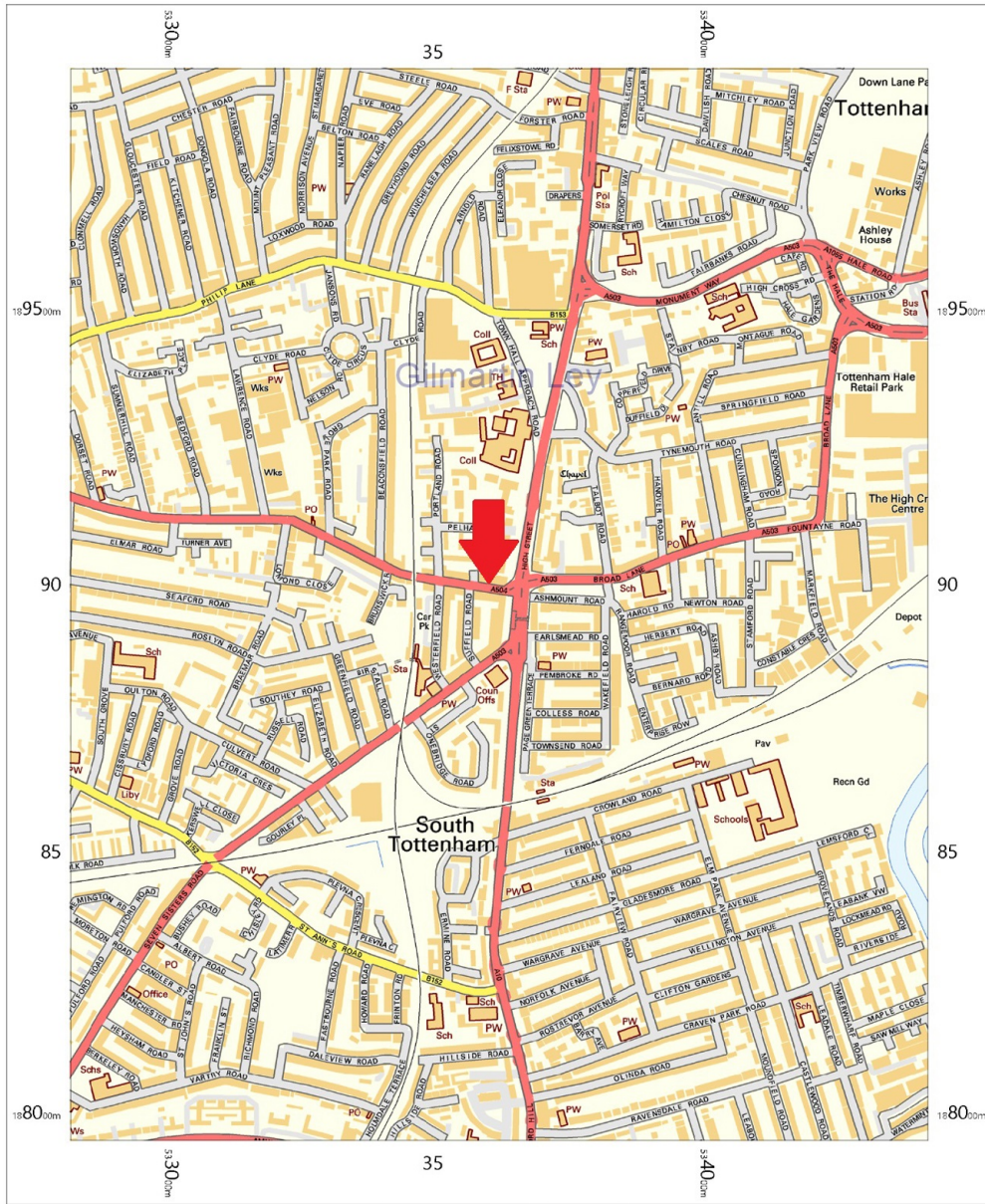




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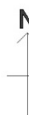
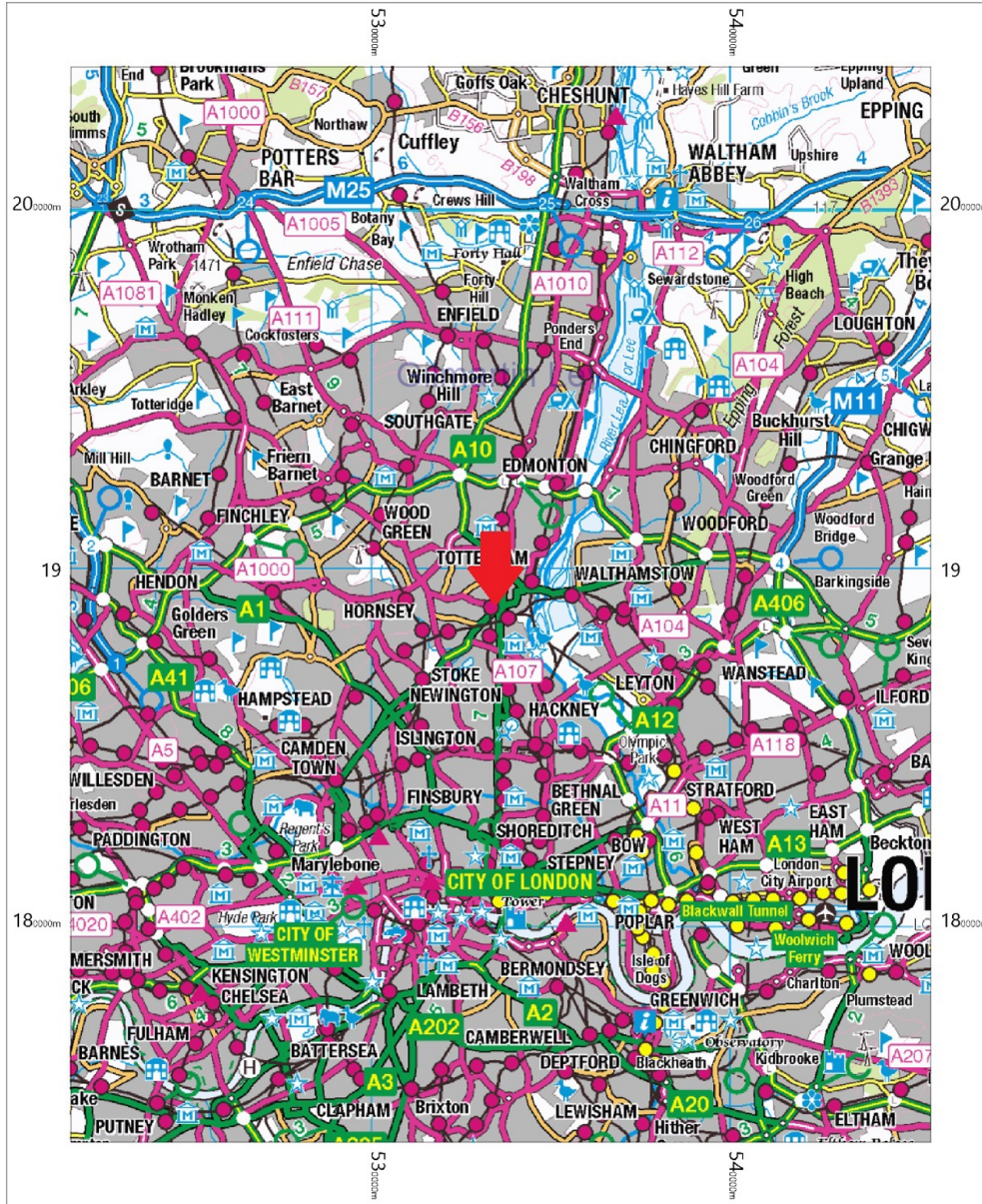
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