



GILMARTIN LEY

# Long leasehold shop investment for sale - London N21

Current income of £18,000 pa

**717 and 717c Green Lanes,  
Winchmore Hill,  
LONDON, N21 3RX**



## Area

Gross Internal Area: 80 sq.m. (858 sq.ft.)

## Price

Guide price £225,000 subject to contract



## Property Description

This property comprises two half shops. Each shop has its own WC and kitchen facilities.

717 is let to G. Charalambous t/a Elite Accountants on a 5 year lease expiring October 2025 and with a tenant's option to determine on 11th October 2022. The passing rent is £9,000 pa.

717c is let to A. M. Kowalczyk and K. Zawadzka t/a Dog World on a 10 year lease expiring February 2029 and with a mutual option to determine on 31st July 2022. The passing rent is £9,000 pa.

- > Excellent investment opportunity producing £18,000 pa
- > Prime Winchmore Hill location with excellent parking
- > Long leasehold with c 64 years remaining



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## Accommodation

Accommodation	Area sq.m.	Area sq.ft.	Comments
717 Green Lanes	42.41	456	
717c Green Lanes	37.38	402	

## Property Location

This investment is situated in one of the best locations on Green Lanes, at the bottom of Compton Road, Winchmore Hill.

Adjoining to the north is a dry cleaners and to the south is G. Johns and Sons Architectural Ironmongery.

There is plentiful metered parking immediately outside the property.

The property is situated 500m from Winchmore Hill Green and Winchmore Hill Station is 420m distant providing direct links to Finsbury Park and Moorgate.

## Terms

Long lease for sale expiring 29th September 2084 (c 64 years unexpired). The current ground rent payable is £200 pa and this rises to £500 pa in 2051.

The property is not elected for VAT so VAT will not be payable on the purchase price.

## 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/28858>  
Offer Requirements Document  
Title plan  
Head lease  
Lease of 717c  
Deed re 717c

## Last Updated:

27 Sep 2021

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Our ref: 28858

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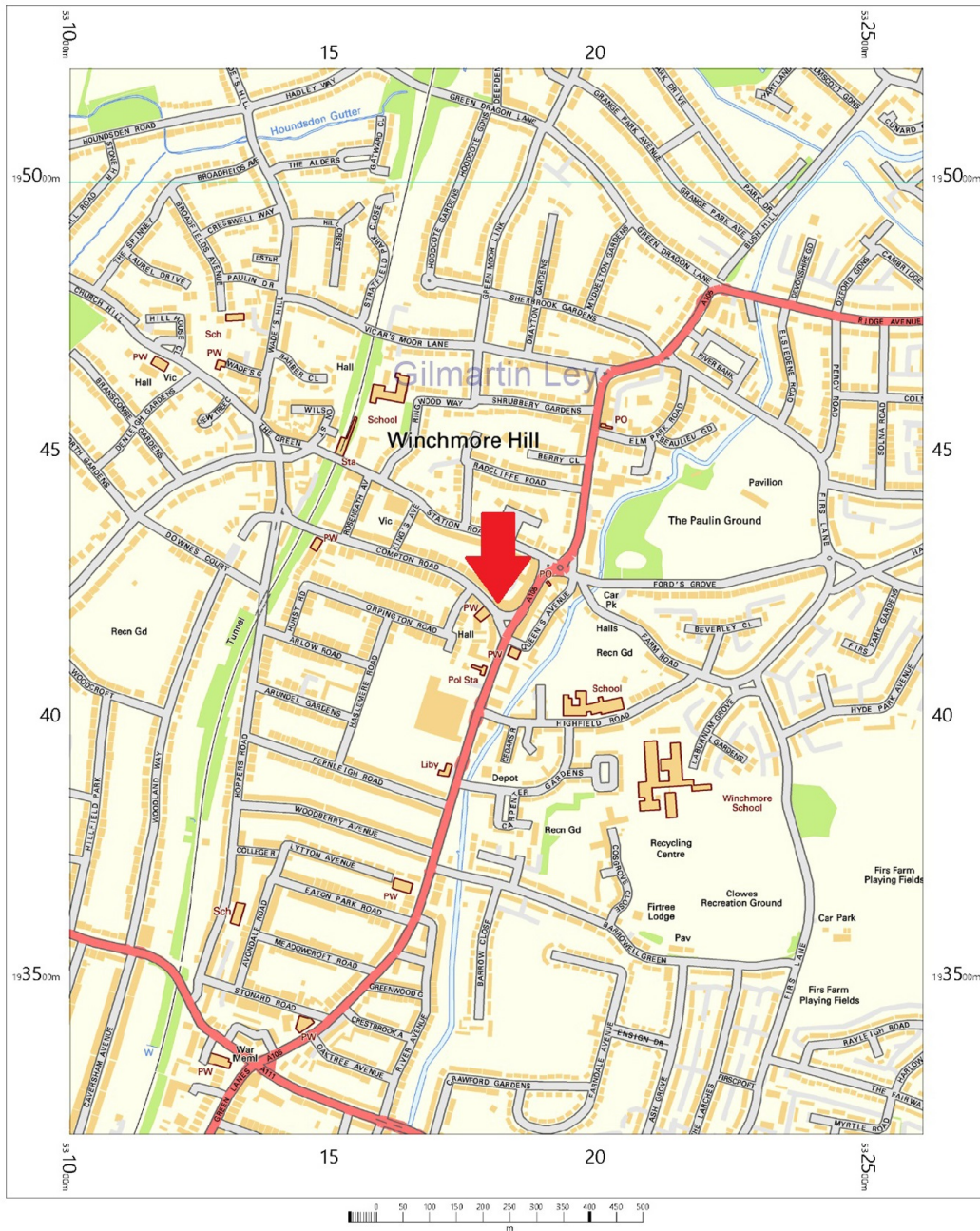


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OS Streetview  
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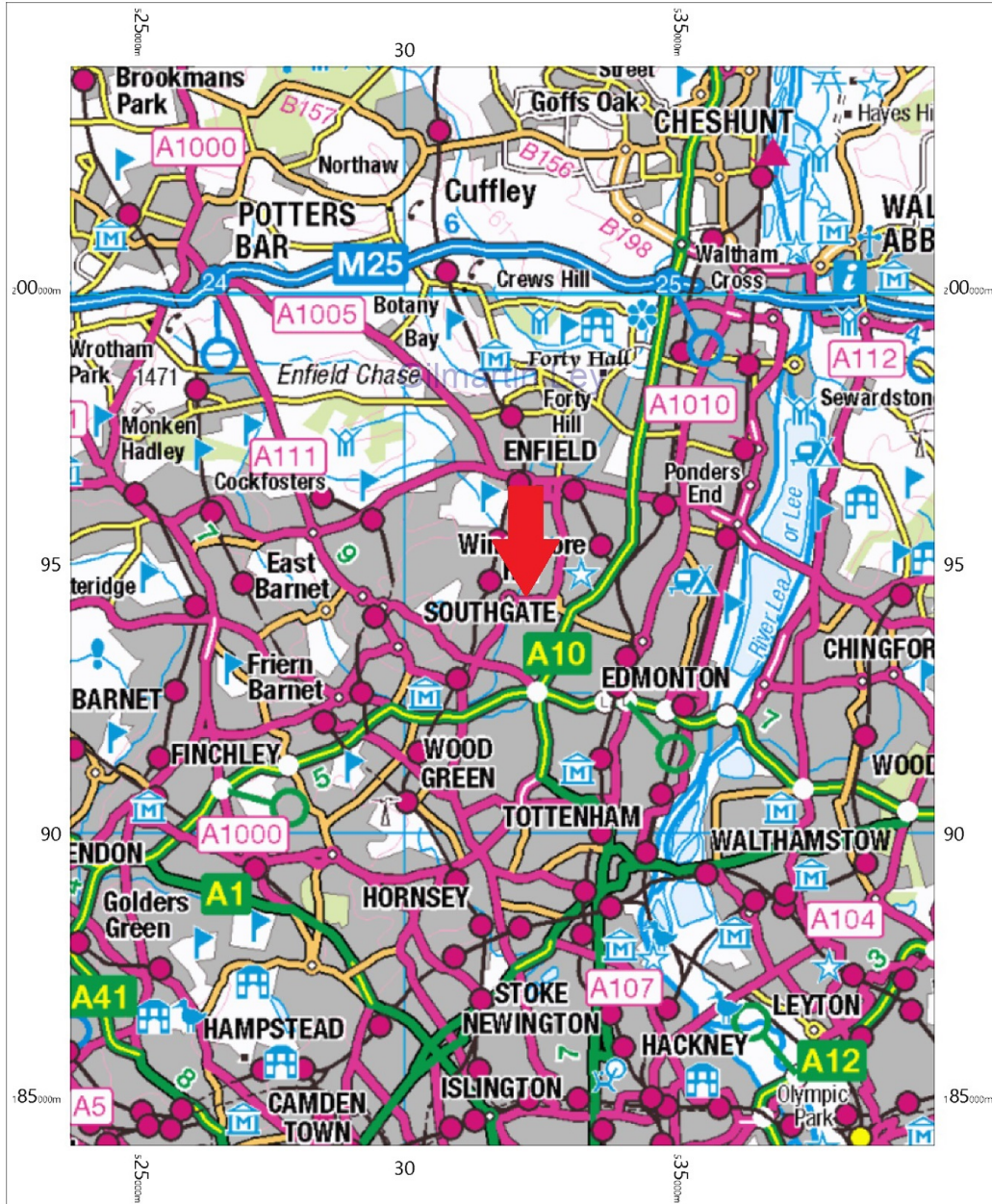


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