



GILMARTIN LEY

Freehold Shop and Upper Parts For Sale - London N21

Vacant possession of the ground floor September 2022

**946 Green Lanes and 2 Ridge
Terrace,
Winchmore Hill,
LONDON, N21 2AD**



Price

Guide Price £475,000 subject to contract



Property Description

The property is a prominent a freehold mixed use retail (formerly A2 Use, now Class E) and residential building.

The ground floor unit comprises a double fronted estate agency office, with predominantly open plan office accommodation to the front, two private offices, separate WCs and kitchen/staff room to the rear. The ground floor is let on a 10 year effectively fully repairing and insuring lease from 25th December 2015 and has a passing rent of £18,360 pa. The lease features a tenant only break option which the tenant has operated and vacant possession will be provided by 24th September 2022.

The residential upper parts comprise a 2 bedroom flat accessed from an external staircase from the rear of the property. The flat has been sold off on a long lease. The first floor flat benefits from planning for the 'Conversion of roof space into 1 x 1 bedroom self contained flat involving rear dormer and roof lights to the front' (ref. 18/01241/FUL).

Copies of leases and the planning decision notice are available to download from our website.

Key considerations:

- > Prominent commercial unit in an affluent and desirable North London location
- > In the same ownership for over 50 years
- > Of interest to owner occupiers and investors
- > Vacant Possession of the Ground Floor by 24th September 2022
- > Long leasehold flat has 149 years unexpired and planning permission to create an additional flat at roof level
- > Local occupiers include Waitrose and The Post Office
- > Winchmore Hill Mainline Station: 0.75 km (0.47 miles)
- > Unrestricted parking 40m to the north



GILMARTIN LEY

Freehold Shop and Upper Parts For Sale - London N21

Vacant possession of the ground floor September 2022

Accommodation

Gross Internal Area: 125 sq.m. (1,340 sq.ft.)

Tenancy	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
First Floor Flat	100	The ground rent rises to £300 pa during the term	73	785	Sold off on a long lease (189 Years from 24th June 1982)
Ground Floor Commercial Unit	18,360	Vacant possession: 24th September 2022	124.55	1,340	Let on 10 year FRI lease from 2015 but the Tenant has operated a Break Option effective September 2022.
Total	18,460				

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. Local occupiers include Waitrose, The Post Office and a number of cafes, restaurants, Gyms and independent retailers.

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.

There is unrestricted parking on Bush Hill 40m to the north.

2017 Rateable Value £25500.00

Estimated Rates Payable £12240 per annum

Service Charge p.a. n/a

Terms Freehold for sale.

The ground floor is let on a 10 year FRI lease from 25th December 2015, with a passing rent of £18,360 pa. We understand that the Tenant has operated their break option and Vacant Possession will be provided on 24th September 2022.

The first floor flat has been sold off on a long lease (189 Years from 24th June 1982) and currently generates a ground rent of £100 per annum.

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/29900>

<https://www.gilmartinley.co.uk/properties/for-sale/offices/winchmore-hill/london/n21/29900>

Our ref: 29900

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

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Freehold Shop and Upper Parts For Sale - London N21

Vacant possession of the ground floor September 2022

Energy Performance Certificate
Planning Decision Notice ref.18/01241/FUL
Residential Lease 2 Ridge Terrace
Deed of variation 2 Ridge Terrace
Commercial Lease for 946 Green lanes

Last Updated:

09 May 2022

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.

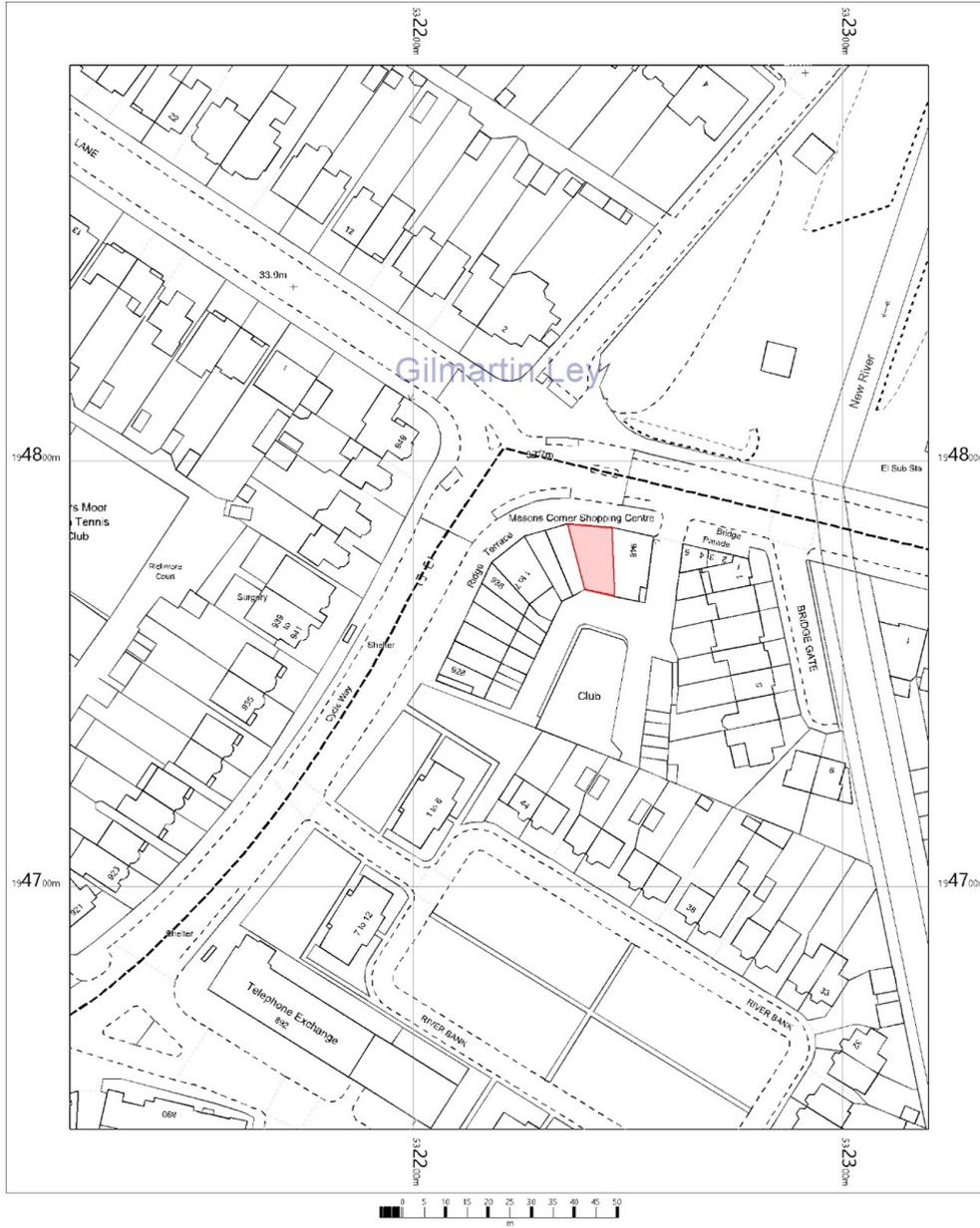


GILMARTIN LEY

Freehold Shop and Upper Parts For Sale - London N21

Vacant possession of the ground floor September 2022

946 Green Lanes, N21 2AD



Map supplied by
Centremaps Live

OS MasterMap 1250/2500/10000 scale
Monday, February 28, 2022, ID: CM-01022672
www.centremapslive.co.uk

1:1250 scale print at A4, Centre: 532220 E, 194768 N

©Crown Copyright Ordnance Survey. Licence no. 100019980



<https://www.gilmartinley.co.uk/properties/for-sale/offices/winchmore-hill/london/n21/29900>

Our ref: 29900

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

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

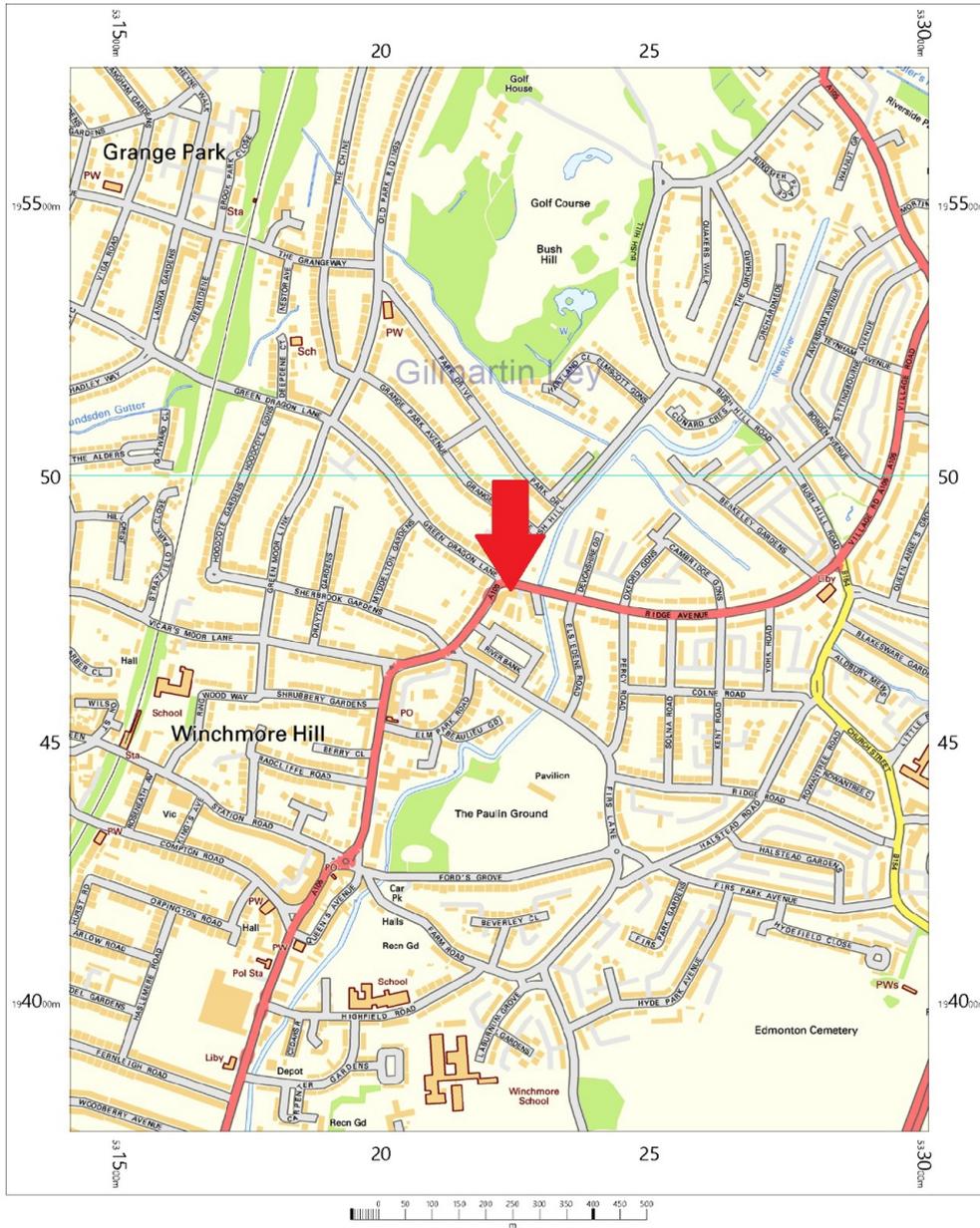


GILMARTIN LEY

Freehold Shop and Upper Parts For Sale - London N21

Vacant possession of the ground floor September 2022

946 Green Lanes, N21 2AD



OS Streetview
Monday, February 28, 2022, ID: CM-01022602
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 532220 E, 194768 N

Contains OS data © Crown copyright [and database right]



Map supplied by
Centremaps Live



<https://www.gilmartinley.co.uk/properties/for-sale/offices/winchmore-hill/london/n21/29900>

Our ref: 29900

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

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk

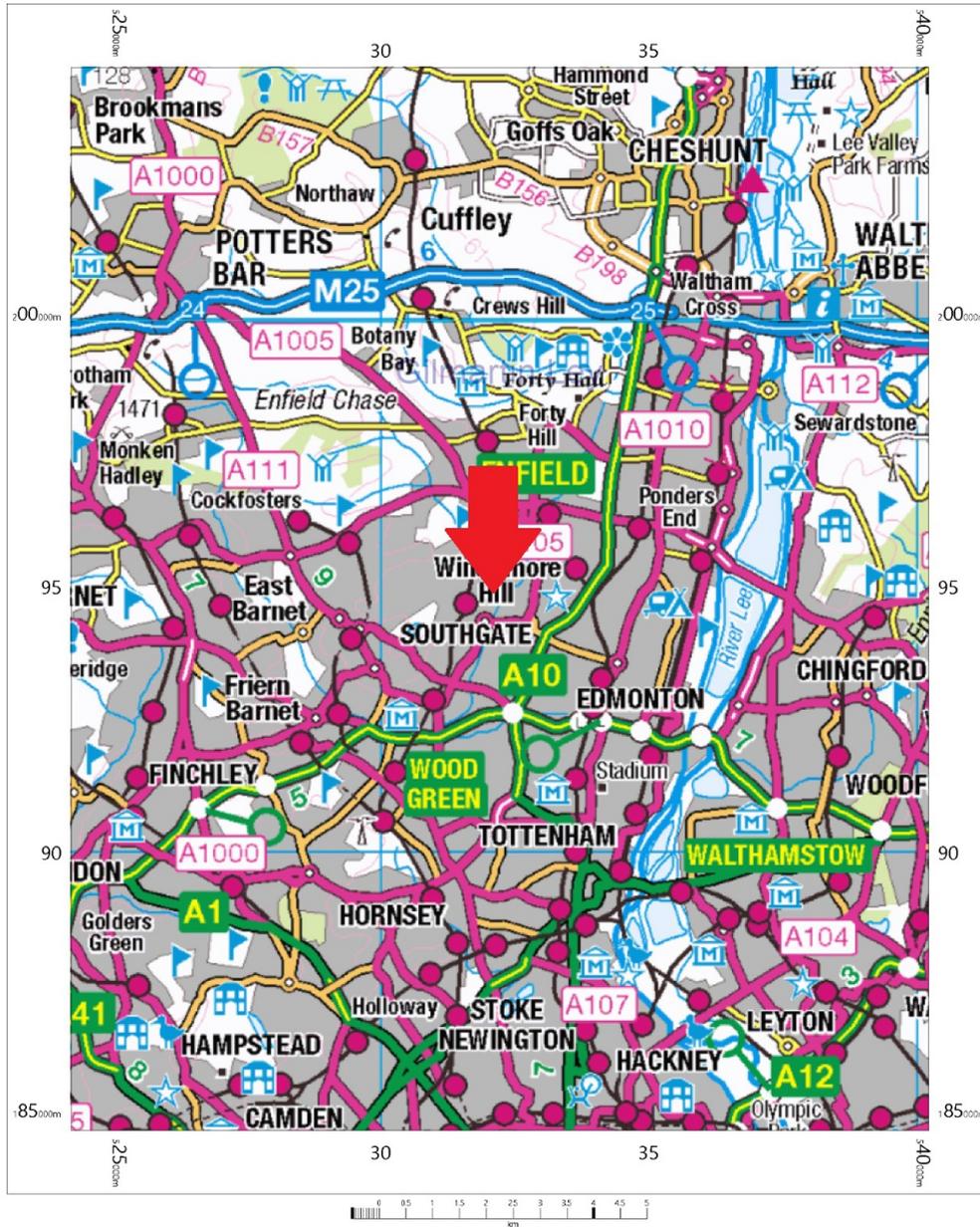


GILMARTIN LEY

Freehold Shop and Upper Parts For Sale - London N21

Vacant possession of the ground floor September 2022

946 Green Lanes, N21 2AD



Map supplied by Centremaps Live

OS 250k scale raster
Monday, February 28, 2022, ID: CM-01022607
www.centremapslive.co.uk

1:100000 scale print at A4, Centre: 532220 E, 194768 N

Contains OS data © Crown copyright [and database right]



<https://www.gilmartinley.co.uk/properties/for-sale/offices/winchmore-hill/london/n21/29900>

Our ref: 29900

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

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Freehold Shop and Upper Parts For Sale - London N21

Vacant possession of the ground floor September 2022





GILMARTIN LEY

Freehold Shop and Upper Parts For Sale - London N21

Vacant possession of the ground floor September 2022



<https://www.gilmartinley.co.uk/properties/for-sale/offices/winchmore-hill/london/n21/29900>

Our ref: 29900

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

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Freehold Shop and Upper Parts For Sale - London N21

Vacant possession of the ground floor September 2022



<https://www.gilmartinley.co.uk/properties/for-sale/offices/winchmore-hill/london/n21/29900>

Our ref: 29900

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

Tel: +44 (0)20 8882 0111
Email: comms@gilmartinley.co.uk
Website: www.gilmartinley.co.uk



GILMARTIN LEY

Freehold Shop and Upper Parts For Sale - London N21

Vacant possession of the ground floor September 2022

