



GILMARTIN LEY

# Freehold Dental Surgery Investment For Sale - Southgate London N13

Producing £24,000 per annum

**138 Bowes Road,  
Southgate,  
LONDON, N13 4NP**



## Price

Guide Price £550,000 subject to contract



## Property Description

The property comprises a 1930s semi detached house, with loft conversion, converted into and trading as a Dental surgery.

The ground floor accommodation is arranged as an open plan reception, waiting room, patients W/C, two consulting rooms and lobby / wash basin area. The space at first floor level comprises a managers office, kitchen, lounge and bathroom. The second floor provides two bedrooms. The building has gas central heating and comfort cooling (part). The primary access to the building is via Powys Lane at street level.

Externally, there is a rear yard / garden which provides parking for 4 vehicles, accessed via Powys Lane - the property has a right of way over the service road to the rear. There is a further small external store within the contained yard area.

The property offers potential for development subject to the necessary consents.

Floor plans are available to download from our website.

The property is let on a fully repairing and insuring lease to Dr Pegah Ziahosseini on a 15 year lease from 25th December 2015, producing a rent of £24,000 pa. The rent review effective 25th December 2020 has not been implemented. A copy of the lease is available to download from our website.

<https://www.gilmartinley.co.uk/properties/for-sale/investment/southgate/london/n13/30159>

*Our ref: 30159*

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](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)



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## Key considerations

- > Freehold income producing investment
- > Passing income of £24,000 per annum
- > Development potential (subject to the necessary permissions)
- > Highly prominent and affluent location
- > Excellent road and rail connections
- > Immediate access to the A406 North Circular Road
- > Bowes Park Stations (National Rail) 675m South
- > Bounds Green Station (Piccadilly Line) 700m South



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## Accommodation

Gross Internal Area: 152 sq.m. (1,635 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
Second floor	31.77	341	
First floor	58.90	633	
Ground floor	61.32	660	
External rear yard with vehicular access			A 19m deep yard providing space to park 4 cars in tandem, plus an external store of c 19 sq m (201 sq ft) and a covered storage area of c 14 sq m (151 sq ft)

## Property Location

The property is located on the corner of Powys Lane and the A406 North Circular Road, a highly prominent and busy intersection linking Southgate to Bowes Park and Bounds Green.

There is a mix of surrounding residential dwellings and commercial occupiers, predominantly fronting the A406 North Circular Road, including convenience stores, restaurants, offices and independent retailers.

Bounds Green Station (London Underground - Piccadilly Line) is 700m to the South. Bowes Park Station (National Rail) is 675m South of the property, with southbound connections to Finsbury Park and Moorgate.

**2017 Rateable Value** £13500.00

**Estimated Rates Payable** £3240 per annum

**Terms** Freehold for sale subject to the occupational lease of the whole.

**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/30159>  
Offer Requirements Document  
OS Map  
Drawings  
Occupational lease

**Last Updated:** 28 Apr 2023

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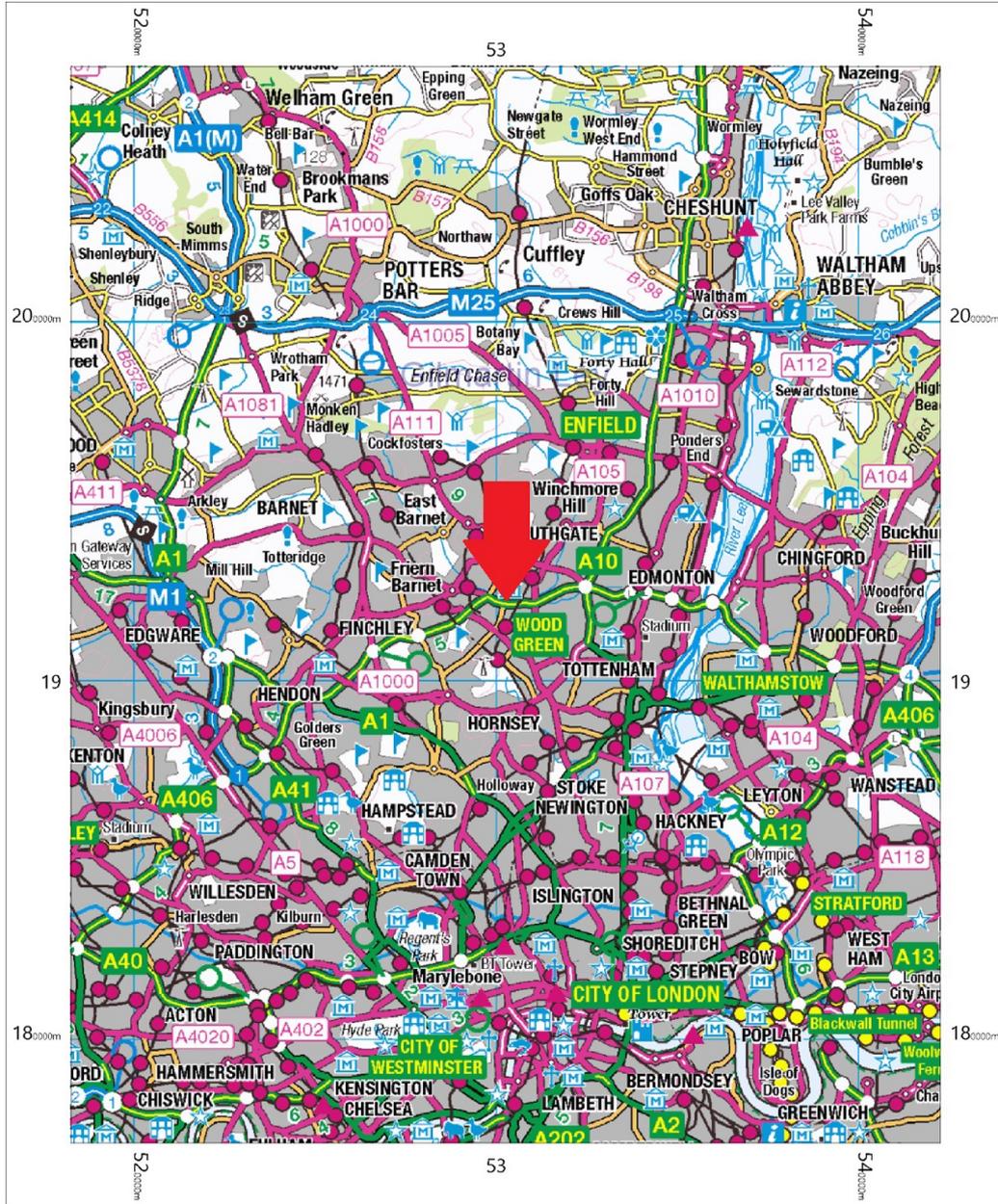


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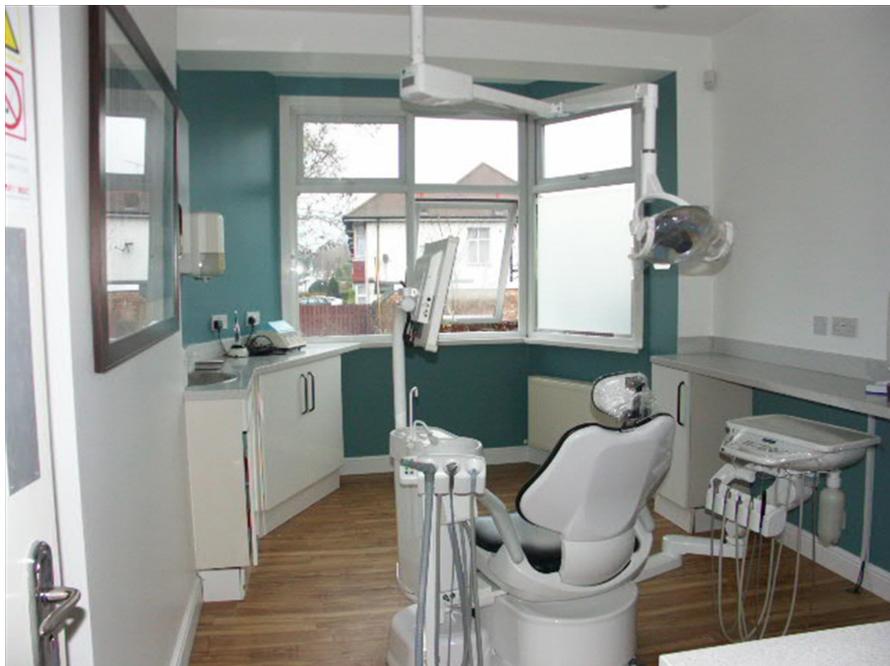
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