



GILMARTIN LEY

Freehold Shop and Upper Parts For Sale - London N13

Of interest to developers investors and owner occupiers

**252 Green Lanes,
Palmers Green,
LONDON, N13 5TU**



Price

Guide price £850,000 subject to contract



Property Description

The property comprises a mid-terraced shop with office above to be sold with full vacant possession. The access to the office is via the rear service road over which the property has a right of way.

The shop has a maximum depth of 33.0m (108 ft) and a width of 6.95m (23 ft).

As the entire property falls within Planning Use Class E, besides retail and offices, permitted uses include restaurant, and clinics including dental / doctors surgeries. The property also offers development potential for additional alternative uses and the creation of additional space subject to the relevant consents.

There are two car spaces included within the rear yard.

Key considerations:

- > Freehold shop and upper parts for sale with vacant possession
- > Gross Internal Area: 334.16 sq m (3,597 sq ft)
- > Of interest to investors, developers and owner occupiers
- > Permitted planning uses include shop, office, restaurant, clinic and surgery
- > Development potential
- > Superb transport communications only 125m from Palmers Green Station and 570m north of the North Circular Road



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Accommodation

Gross Internal Area: 334 sq.m. (3,596 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
First - 252a	114.16	1,228	Office
Ground - 252	220	2,368	Shop
Rear yard			2 car spaces

Property Location

The property occupies a prominent position in the heart of Palmers Green, facing directly onto The Triangle.

Palmers Green is an affluent North London suburb. Broomfield Park is 300 m to the west, St Anne's Catholic High School is 125 m to the south and Palmers Green Mosque is 370 m to the south-east.

Local occupiers include McDonalds, Aksular, Cyplon Travel, Holland and Barrett, Boots, Morrisons and Travis Perkins.

There is a large public car park to the rear of the property.

The property has excellent public transport communications being only 125 m from Palmers Green Station which provides direct services to Moorgate with a journey time of 28 minutes. Green Lanes is also on bus routes 121, 329, and W6. Road communications are also excellent - the property is 570m to the north of the North Circular Road.

2017 Rateable Value £58500.00

Estimated Rates Payable £28840 per annum

Terms Freehold for sale with full vacant possession. Both the head leasehold interest (12 years unexpired) and freehold interest will be sold simultaneously. VAT will be payable on the head leasehold element but not on the freehold element.

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 or Maunder Taylor, telephone 020 8446 0011

Further information at: <https://www.gilmartinley.co.uk/properties/30160>
Floorplans
Offer Requirements Document
Freehold title plan
First floor plans

Last Updated: 07 Dec 2022

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<https://www.gilmartinley.co.uk/properties/for-sale/shops/palmers-green/london/n13/30160>

Our ref: 30160

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OS MasterMap 1250/2500/10000 scale
Friday, May 27, 2022, ID: CM-01041272
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OS Streetview
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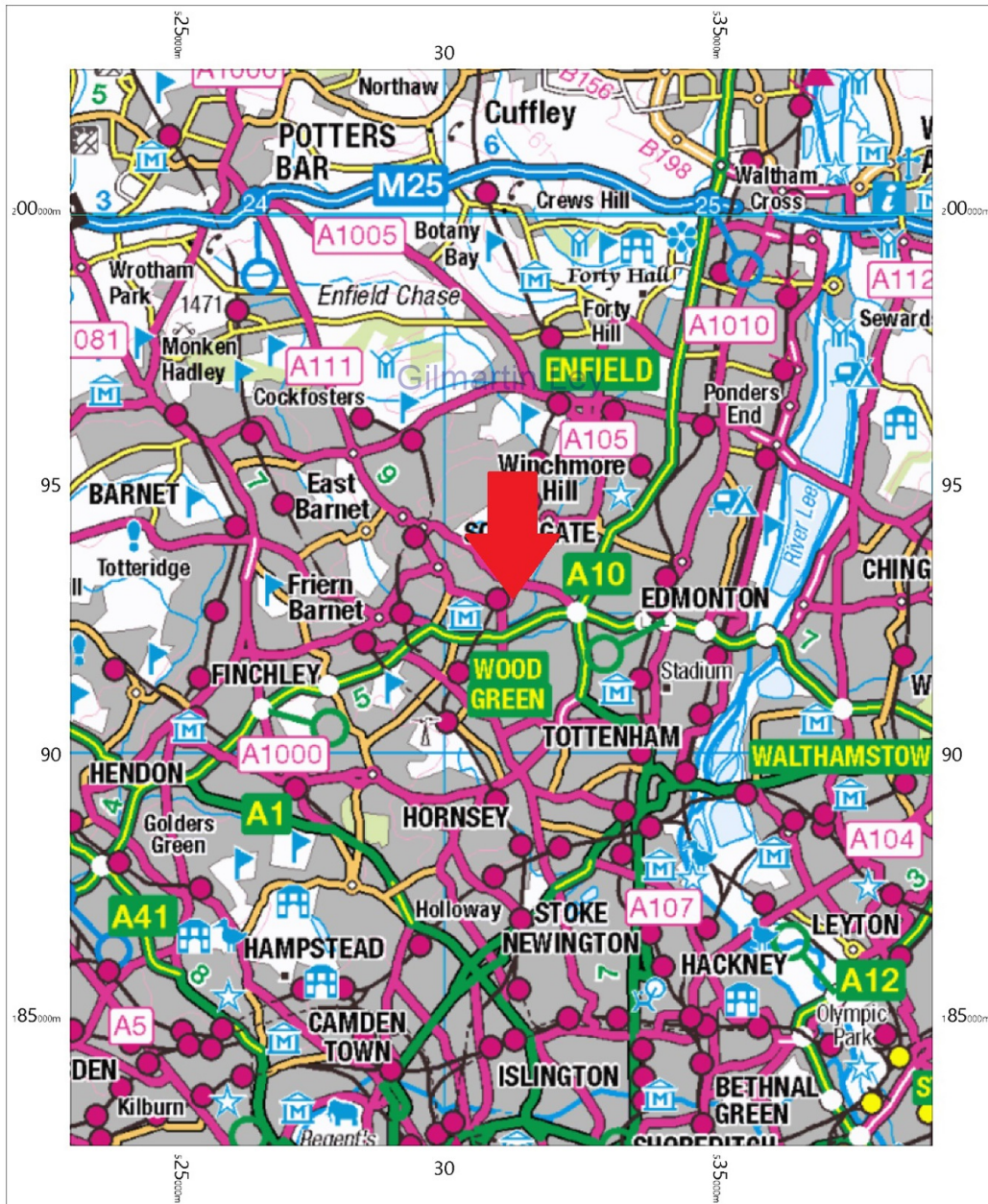


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OS 250k scale raster
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