



GILMARTIN LEY

Shop with Rear Store To Let - Winchmore Hill N21

New lease available

758 Green Lanes,
Winchmore Hill,
LONDON, N21 3RE



Area

Gross Internal Area: 91 sq.m. (983 sq.ft.)

Rent

£23,500 per annum (approx. £1,958 monthly) subject to contract



Property Description

The property comprises a ground floor terraced Class E unit, most recently used as an estate agents office.

The principal space is configured over ground, lower ground and upper ground levels. The current layout comprises an open plan office, meeting room / private office at upper ground, with additional office space, kitchen and WC at lower ground floor. The unit is in good condition throughout and benefits from spot lighting, comfort cooling / heating and security alarm system.

To the rear, with vehicular and pedestrian access via Queens Avenue, is an additional storage building / garage. This building is well-built in loadbearing brickwork under a flat roof. The rear unit has a pedestrian entrance door on the flank elevation and an electrically operated roller shutter door. There is room in front of the roller shutter to park a small car.

Falling within Planning Use Class E, the unit may be used for retail, office, restaurant, and medical / consulting uses without requiring a new planning consent.

Key considerations:

- > Rarely available Class E unit with large secure rear store To Let
- > Desirable and affluent North London location
- > High quality fit out
- > Suitable for a variety of uses
- > Excellent communications via road and rail
- > 500m to Winchmore Hill Station (Great Northern)
- > Excellent car parking provision

<https://www.gilmartinley.co.uk/properties/to-rent/shops/winchmore-hill/london/n21/31641>

Our ref: 31641

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
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Accommodation

Gross Internal Area: 91 sq.m. (983 sq.ft.)

Accommodation	Area sq.m.	Area sq.ft.	Description and comments
Front Commercial Unit	58.98	634	
Rear Storage Building	32.43	349	

Property Location

The property is situated on the east side of Green lanes, a local retail parade serving a densely populated and highly desirable residential area.

The Sainsbury's supermarket is less than 250m to the south of the property and there is a wide variety of independent retailers, eateries, pubs and a number of petrol stations in the immediate vicinity.

The unit is in close proximity to the junction with Queens Avenue and Compton Road, approximately 500m from Winchmore Hill Railway Station providing services to Finsbury Park (15 minutes) and Moorgate (31 minutes). There are a number of bus routes serving Green Lanes through the day and night, with connections across Greater and Central London.

The property also has excellent road communications, Green Lanes (A105) leads directly to the North Circular Road in the south and Enfield in the north.

In contrast to other parts of Winchmore Hill, parking provision is very good: there are several metered spaces opposite at the bottom of Compton Road and, 150m to the east between Fords Grove and Farm Road, there is a car park providing several spaces which are free of charge for 45 minutes.

2023 Rateable Value £16025.00

Estimated Rates Payable £7692 per annum

Service Charge p.a. TBC

Premium Nil

Terms A new lease without premium on terms to be agreed.

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/31641>
Offer Requirements Document

Last Updated: 05 Apr 2024

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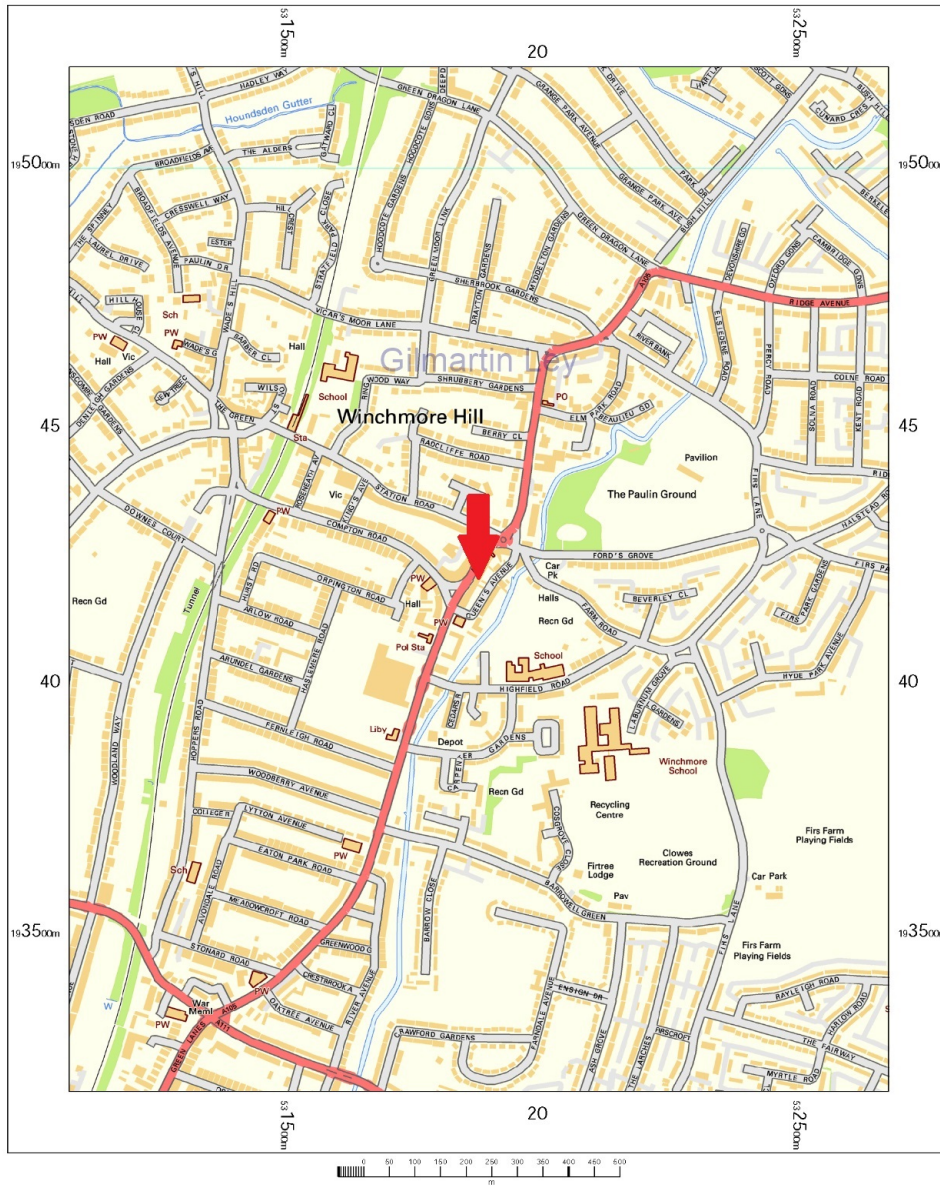


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OS Streetview
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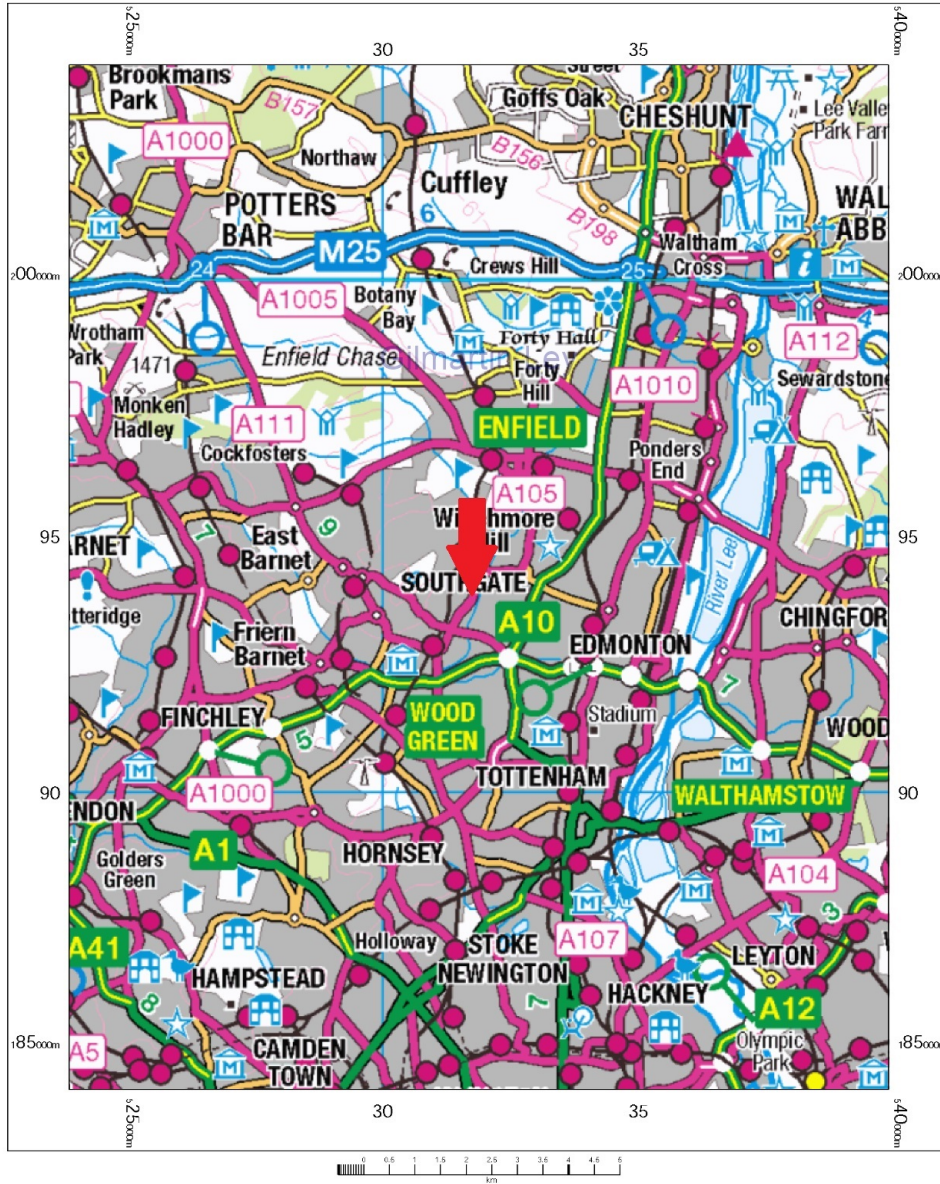


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OS 250k scale raster
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