



Freehold Investment For Sale - Tottenham N15

Reversionary income producing investment, Passing Rent:
£20,150 pa

GILMARTIN LEY

30 West Green Road,
Haringey,
LONDON, N15 5NP



Price

Guide Price £350,000 subject to contract



Property Description

The property is a freehold three storey mid terrace mixed use building.

The ground floor retail unit is trading successfully as a butchers. The unit is let on a 15 year lease expiring 23rd May 2024, at a passing rent of £20,000 per annum.

A copy of the commercial lease is available to download from our website.

The upper parts comprise 2 residential dwellings, sold off long leasehold (both are 125 year leases from 29th September 2001, producing a ground rent of £75 per annum each).

Key considerations:

- > Freehold investment for sale in the vibrant heart of South Tottenham
- > Lease expiry / renewal date: 24th May 2024
- > Current passing rent: £20,150 per annum
- > Gross Internal Area: 84.63 sq.m (910 sq.ft.) plus rear covered yard 31.99 sq.m (344 sq.ft.)
- > Local occupiers include Costa Coffee, Sainsburys Local and Tesco
- > Excellent transport communications
- > 185m to Seven Sisters Station (London Overground and Victoria Line)
- > 420m to South Tottenham station (London Overground)

<https://www.gilmartinley.co.uk/properties/for-sale/investment/south-tottenham/london/n15/31740>

Our ref: 31740

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



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Accommodation

Gross Internal Area: 85 sq.m. (910 sq.ft.)

Unit	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
Ground floor shop	20,000	The unit is let on a 15 year lease expiring 23rd May 2024.	84.63	910	The front of the unit is arranged to provide a butchers counter and trade space, with a WC and office and walk-in refrigeration units towards the rear.
Rear external covered yard	0		31.99	344	Providing additional walk-in refrigerator 17.34 sq.m (187 sq.ft) and utility space.
First floor	75	Sold off on a 125 year lease from 29th September 2001.			Residential dwelling.
Second floor	75	Sold off on a 125 year lease from 29th September 2001.			Residential dwelling.
Total	20,150				

Property Location

The property is located on the northern side of West Green Road at the eastern end of the road, less than 50 metres west of the High Road (A10). West Green Road Road is a bustling retail area, with a wide variety of local and national retailers. Occupiers in the immediate vicinity include Sainsbury's Local, Costa Coffee, Tesco as well as a number of independent retailers, cafes, restaurants and bars. The College of Haringey, Enfield and North East London is only 250 metres to the north.

The location has excellent public transport communications, with Seven Sisters (London Overground) Station 185 metres south west of the property and Seven Sisters London Underground Station (Victoria Line) 65 metres south east of the property. There are numerous bus routes operating on West Green Road and the High Road which include 41, 76, 149, 243, 259, 279, 318, 349, 476, N41, N73 & N279.

The property is located 2.18 kilometres (1.36 miles) south of the new Tottenham Hotspur Stadium. In addition to the recently developed stadium, there has been and continues to be significant regeneration in the area, which includes a museum, hotel and 585 new homes as part of the High Road West masterplan.

Terms

Freehold for sale subject a 15 year lease expiring on the 24th May 2024.

The upper parts have been sold off on 125 year leases from 29th September 2001 and producing a combined ground rent of £150 per annum.

Copies of the leases are available to download from our website.

In accordance with Part 1 of the Landlord and Tenant Act 1987 the sale will be subject to the long leaseholders notices not exercising their right of first refusal. The associated notices will be served once terms have been agreed.

Legal Fees:

Each party is to bear its own legal fees

Local Authority:

London Borough of Haringey

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Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <https://www.gilmartinley.co.uk/properties/31740>
Ground floor commercial lease
Second floor long lease
First floor long lease
Offer Requirements Document

Last Updated: 13 May 2024

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OS MasterMap 1250/2500/10000 scale
Monday, February 5, 2024, ID: CM-01147630
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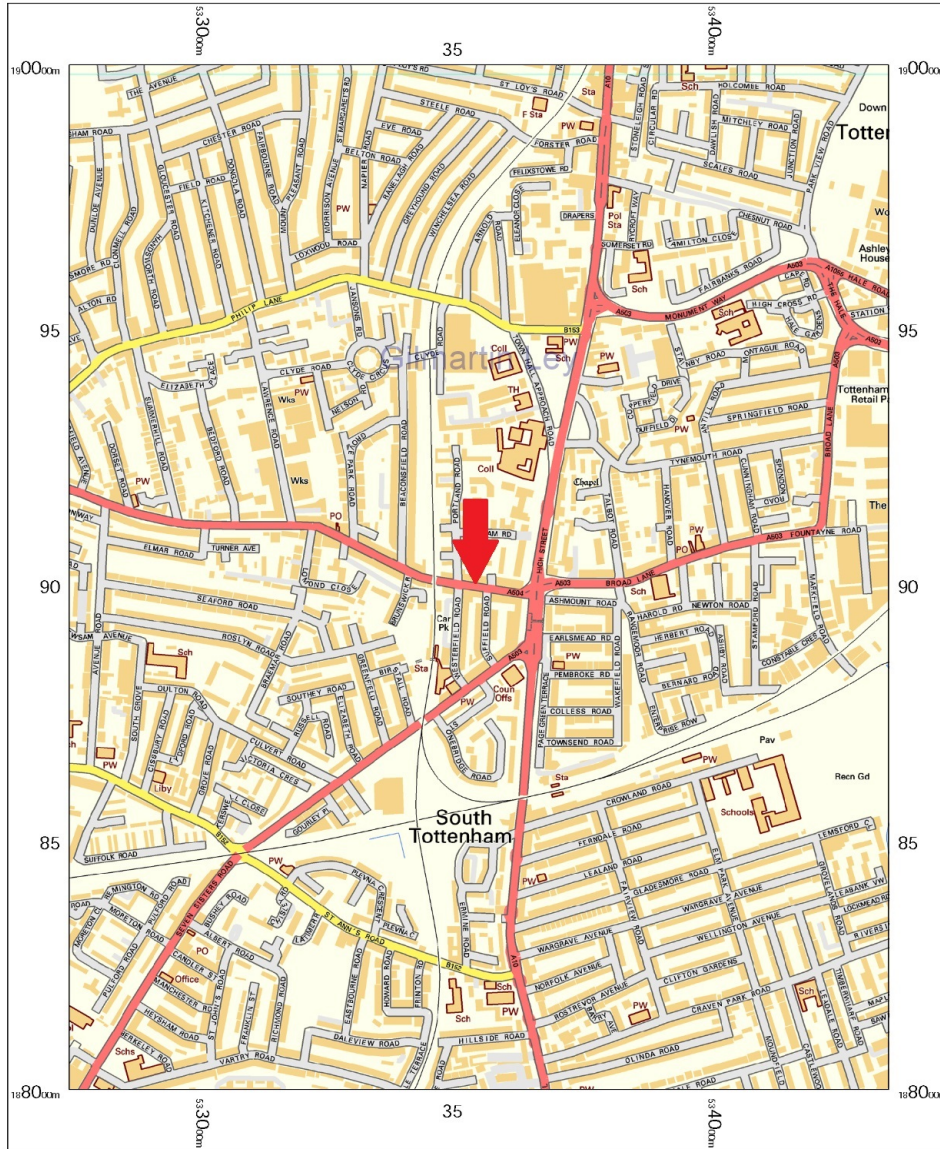


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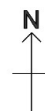
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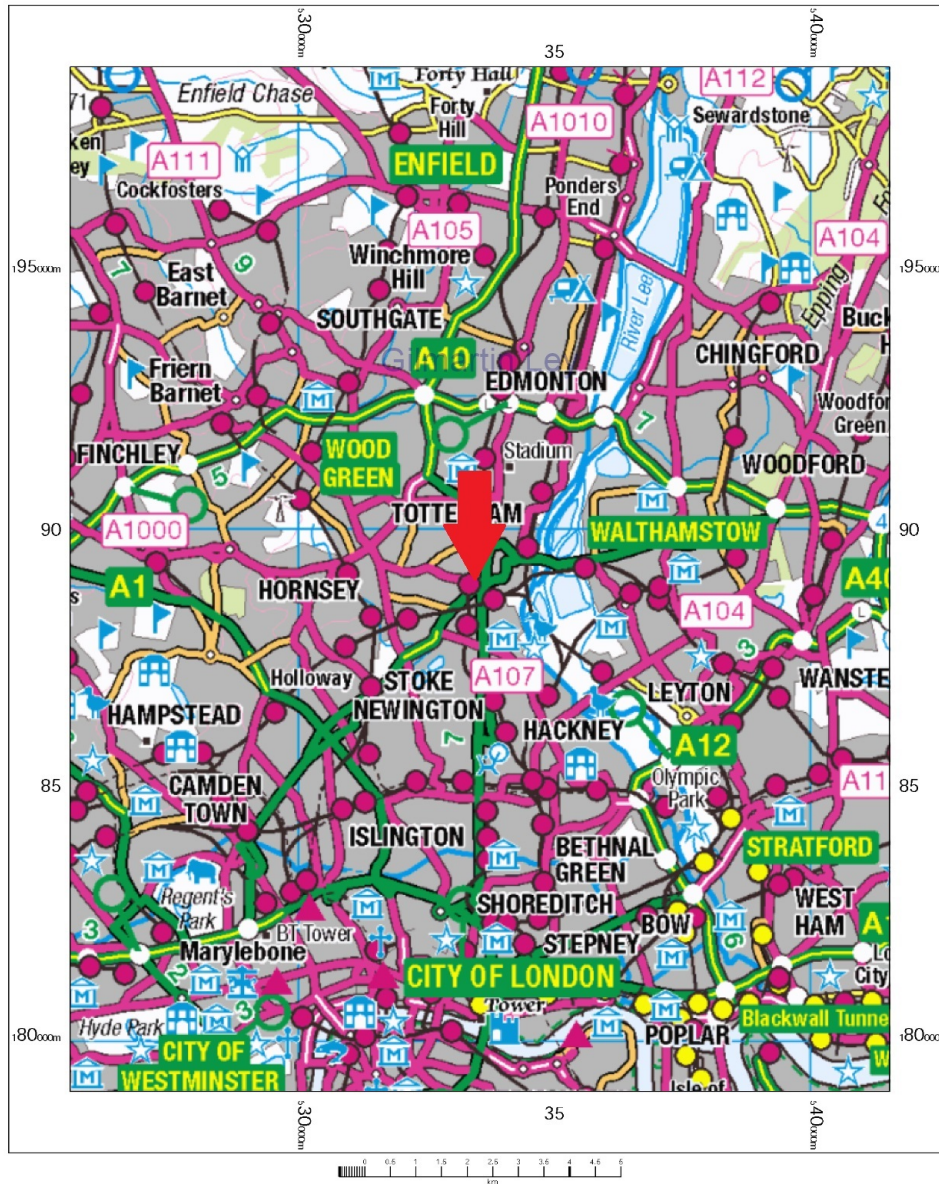


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