



Freehold Investment For Sale - Winchmore Hill N21

Vacant possession of the ground floor is possible

GILMARTIN LEY

12 Wades Hill,
Winchmore Hill,
LONDON, N21 1BG



Price

Guide Price £325,000 subject to contract



Property Description

The property comprises a mid-terrace shop and upper parts.

The ground floor retail unit has a net internal area of approximately 35.65 sq m (384 sq ft) and is currently trading as an interior design showroom and office. The unit is fitted out to a good standard with spot lighting, wooden flooring and WC to the rear.

The unit is let to Green and Ginger Limited on a 10 year lease from 19th March 2021 at a passing rent of £16,500 per annum. The Tenant has indicated that they would be amenable to an early surrender of the lease to provide vacant possession.

The upper parts are sold off on a 999 year lease from 25th of March 1997 at a peppercorn ground rent.

Key considerations:

- > Of interest to owner occupiers and investors
- > Freehold income producing investment
- > Passing rent: £16,500 per annum
- > Vacant possession of the ground floor possible
- > Rarely available freehold building in affluent and highly sought after North London location
- > Within 80m of The Green, Winchmore Hill
- > Less than 200m to Winchmore Hill Rail Station



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Accommodation

Net Internal Area: 36 sq.m. (383 sq.ft.)

Unit	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
Ground Floor Commercial Unit	16,500	Let to Green and Ginger Limited on a 10 year lease from 19th March 2021. Next rent review 18th March 2026. Tenant break option 18th March 2026 subject to the rent having been paid and the tenant not being in material breach of its repairing covenants.	35.65	383	Interior design showroom and office, fitted out to a good standard with spot lighting, wooden flooring and WC to the rear.
First / Second Floors, Roof and Roof Space	0	Sold of on a 999 year lease from 25th of March 1997 on a peppercorn ground rent.			Residential dwelling.
Total	16,500				

Property Location

Winchmore Hill is a highly desirable and affluent North London suburb. The property is situated at the southern end of Wades Hill, less than 200m from Winchmore Hill Railway Station and less than 80m from The Green, the prestigious heart of Winchmore Hill.

Wades Hill extends between The Green, Winchmore Hill in the south and Green Dragon Lane to the north. The subject property is located on the west side of Wades Hill, just north of The Green. Local occupiers include Pink of London, The Post Office, Buckle and Vaughan, Hopper & Bean, Going Greek, The Larder, The Kings Head and The Salisbury Arms, as well as a number of boutique shops, cafes and pubs.

The location has excellent communication links. Winchmore Hill Mainline Station provides direct services to Finsbury Park (Victoria & Piccadilly Lines) and Moorgate (Northern Line), with journey times of 16 minutes and 31 minutes respectively. Northbound services provide further links to Hertford North and Stevenage.

Terms

Freehold for sale subject to a commercial lease of 10 years from 19th March 2021.

The upper parts are sold off on a 999 year lease from 25th March 1997.

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

The property is not elected for VAT.

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/31774>
Energy Performance Certificate
Ground floor lease plan
Ground floor commercial lease



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999 year long lease in respect of residential upper parts
Offer Requirements Document

Last Updated: 09 May 2024

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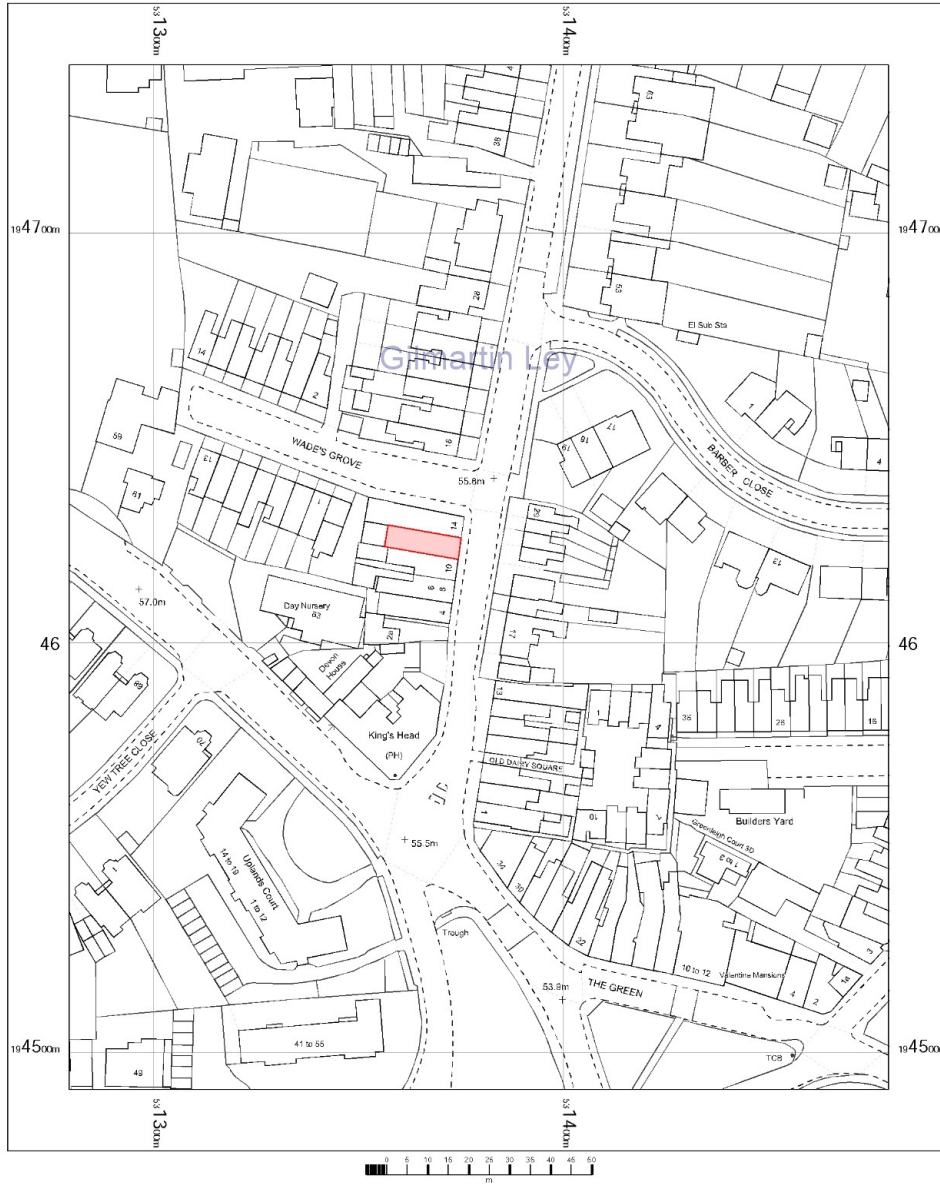


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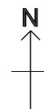
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Our ref: 31774

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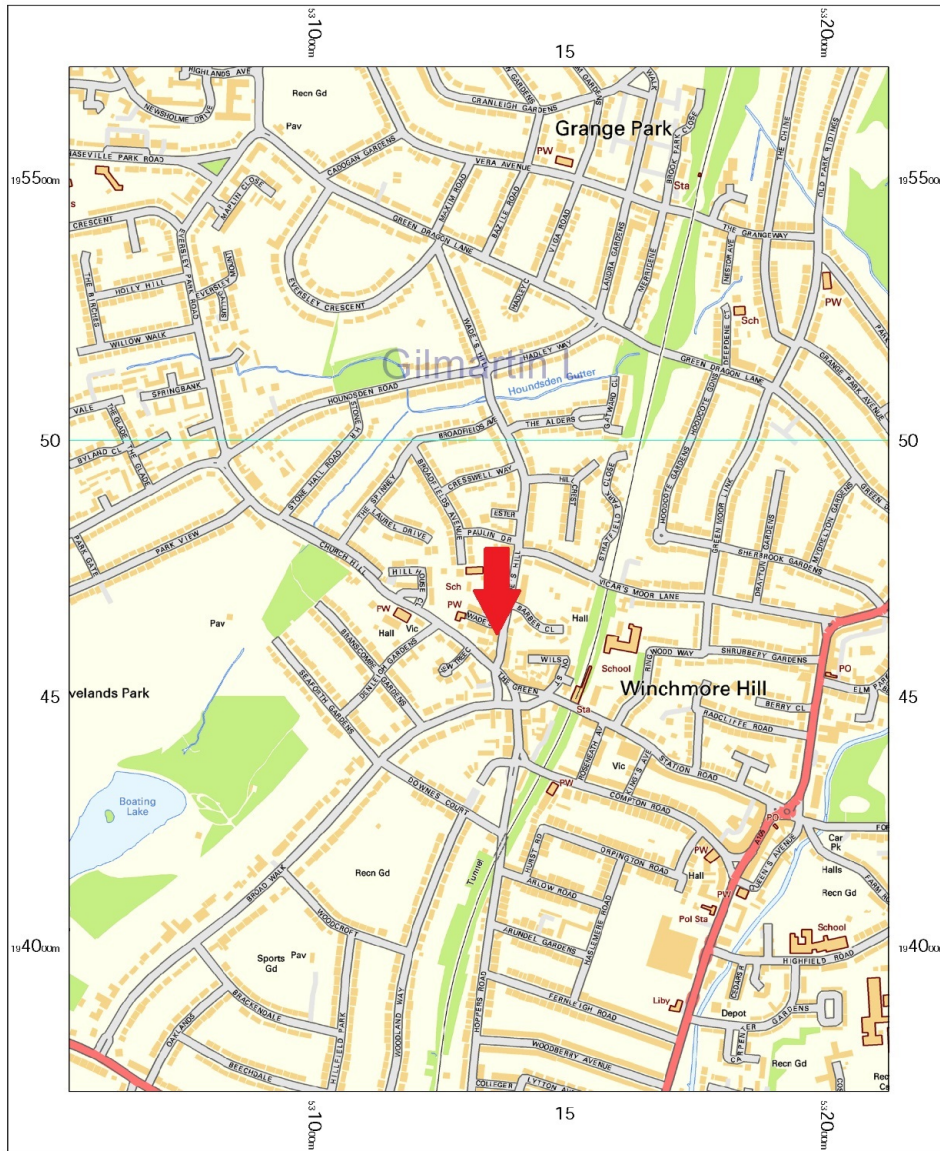


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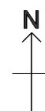
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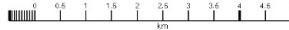
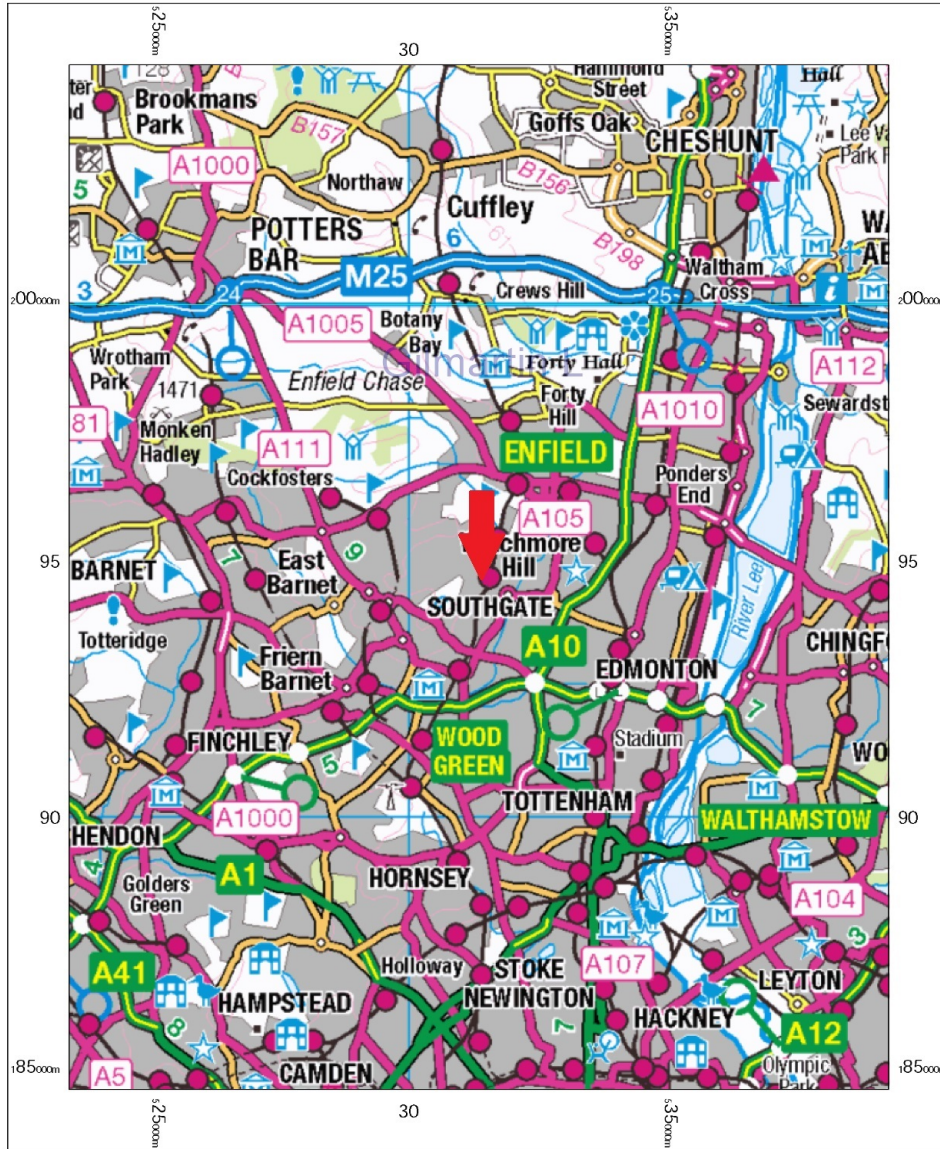


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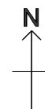
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