



GILMARTIN LEY

**3 Chaseville Parade  
Chaseville Park Road,  
Winchmore Hill,  
LONDON, N21 1PG**



## Area

Net Internal Area: 123 sq.m. (1,323 sq.ft.)

## Rent

Guide rent £20,000 per annum (approx.  
£1,667 monthly) subject to contract



## Property Description

This extended and refurbished mid terrace shop is arranged over ground and mezzanine levels and would be suitable for shop / office / therapy uses.

The space is configured as follows:

Front retail area (5.3 x 9.0m)

2 x WCs

Kitchen (2.1 x 3.6m)

Rear store beneath the mezzanine (5.0 x 4.4m)

Mezzanine office (5.0 x 4.4m)

Rear upper level production area (5.0 x 6.0m) with door to car parking

The property has LED lighting, comfort cooling / heating throughout and CCTV.

Externally, the property has rear loading and four car spaces.

A floor plan is available to download.

Energy efficiency rating B.

## Key considerations

- > Well-regarded part of North London
- > Refurbished unit
- > Suitable for retail / office / therapy uses
- > New lease available
- > Energy efficiency rating B
- > Rear loading and parking for 4 cars



# Class E Shop To Let - London N21

New lease available

GILMARTIN LEY

## Accommodation

Net Internal Area: 123 sq.m. (1,323 sq.ft.)

Area	Area sq.m.	Area sq.ft.	Description and comments
Mezzanine level	17.93	192	
Ground floor	105.06	1,130	
Car parking			4 car spaces behind the building accessed via the service road

## Property Location

The property is located at the eastern end of Chaseville Park Road opposite Eversley Primary School in Winchmore Hill, a well-regarded North London suburb.

Apart from Sainsburys and Lloyds Pharmacy at Highlands Village to the north this parade provides the only shopping facilities / commercial property within a 1km radius. There have been no vacant units in the parade for many years.

The nearest train station is at Grange Park, 1.1km to the east. Oakwood and Southgate Underground Stations (Piccadilly Line) are 1.5 and 1.6km to the north-west and south-west respectively.

Parking on Chaseville Parade and Chaseville Park Road is largely unrestricted.

**2023 Rateable Value** £14250.00

**Estimated Rates Payable** £5130 per annum

**Service Charge p.a.** The lease will contain a service charge obligation in respect of buildings insurance and repairs to common structural elements.

**Premium** Offers invited

**Terms** New effectively fully repairing and insuring lease available 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/32429>  
Offer Requirements Document  
Layout plan

**Last Updated:** 08 Apr 2025

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:  
(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.

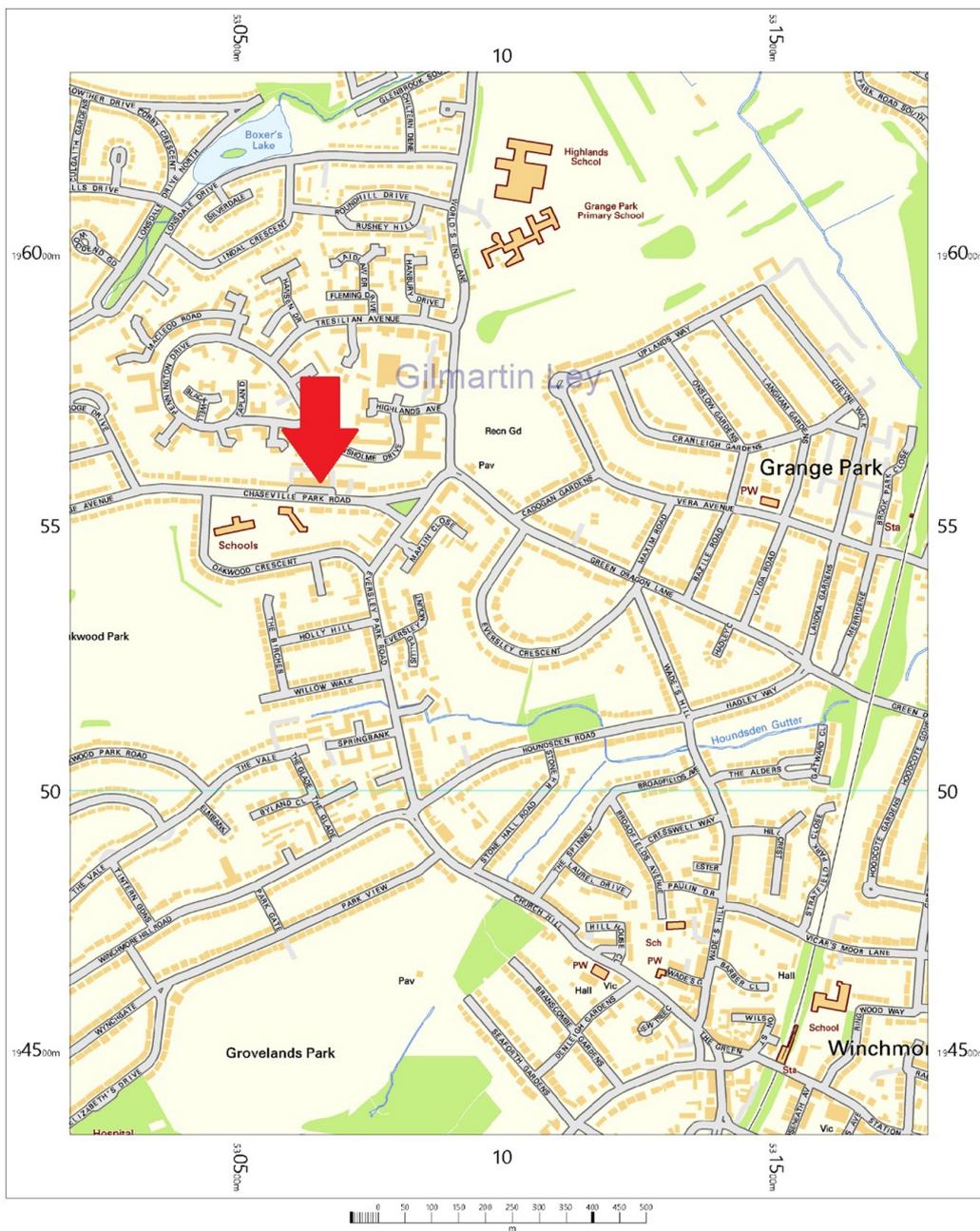


GILMARTIN LEY

# Class E Shop To Let - London N21

New lease available

3 Chaseville Parade, N21 1PG



OS Streetview  
Thursday, June 17, 2021, ID: CM-00970285  
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 530994 E, 195353 N

Contains OS data © Crown copyright [and database right]



Map supplied by  
Centremaps Live



<https://www.gilmartinley.co.uk/properties/to-rent/shops/winchmore-hill/london/n21/32429>

Our ref: 32429

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)

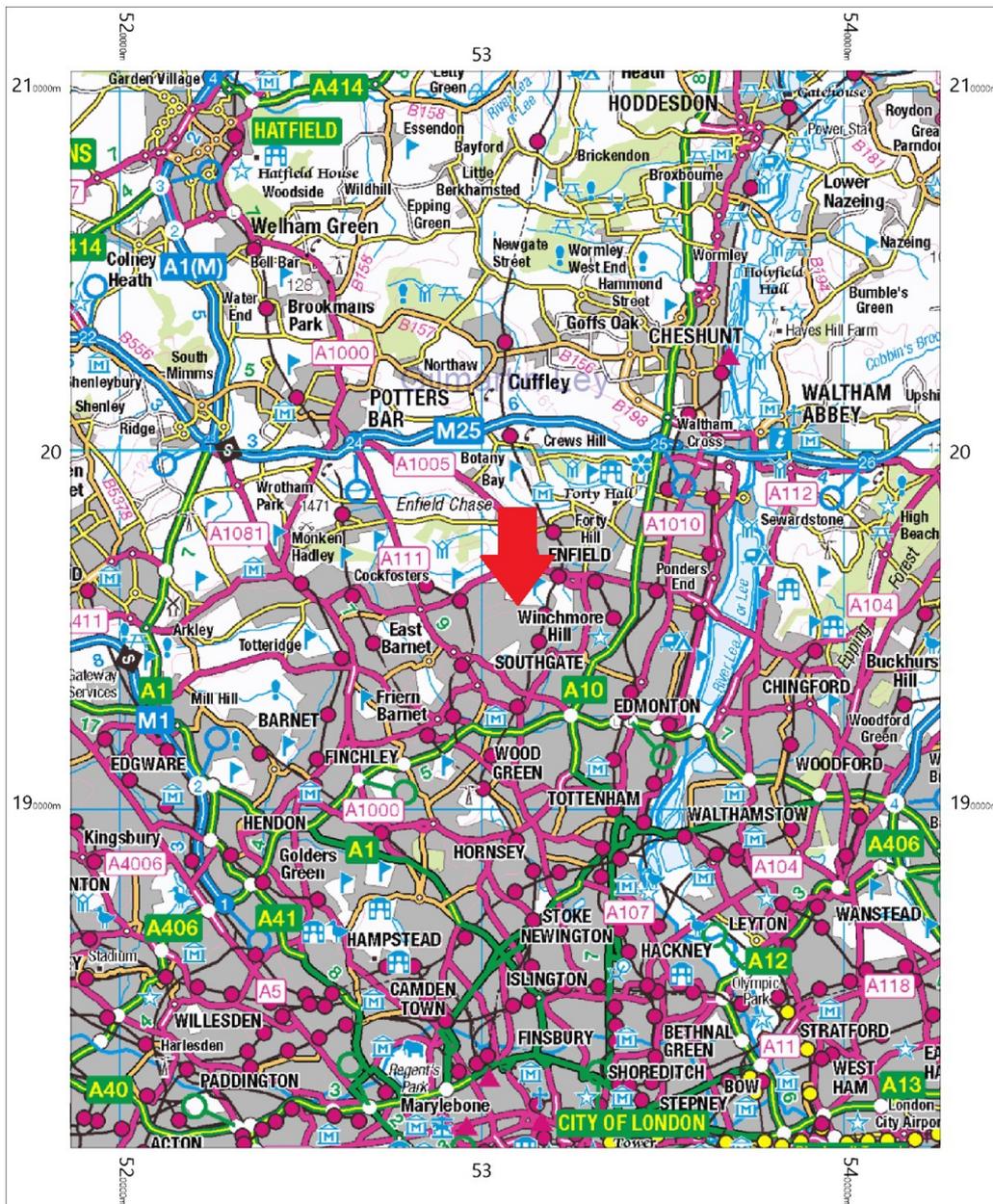


GILMARTIN LEY

# Class E Shop To Let - London N21

New lease available

3 Chaseville Parade, N21 1PG



OS 250k scale raster  
Thursday, June 17, 2021, ID: CM-00970296  
www.centremapslive.co.uk

1:150000 scale print at A4, Centre: 530649 E, 195580 N

Contains OS data © Crown copyright [and database right]



Map supplied by  
Centremaps Live



<https://www.gilmartinley.co.uk/properties/to-rent/shops/winchmore-hill/london/n21/32429>

Our ref: 32429

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)



GILMARTIN LEY

# Class E Shop To Let - London N21

New lease available



<https://www.gilmartinley.co.uk/properties/to-rent/shops/winchmore-hill/london/n21/32429>

*Our ref:* 32429

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)



GILMARTIN LEY

# Class E Shop To Let - London N21

New lease available



<https://www.gilmartinley.co.uk/properties/to-rent/shops/winchmore-hill/london/n21/32429>

*Our ref:* 32429

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)



# Class E Shop To Let - London N21

New lease available

GILMARTIN LEY



<https://www.gilmartinley.co.uk/properties/to-rent/shops/winchmore-hill/london/n21/32429>

Our ref: 32429

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)