



Class E Shop To Let - London N21

New lease available

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

<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

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London N1 2UN

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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: 17 Dec 2025

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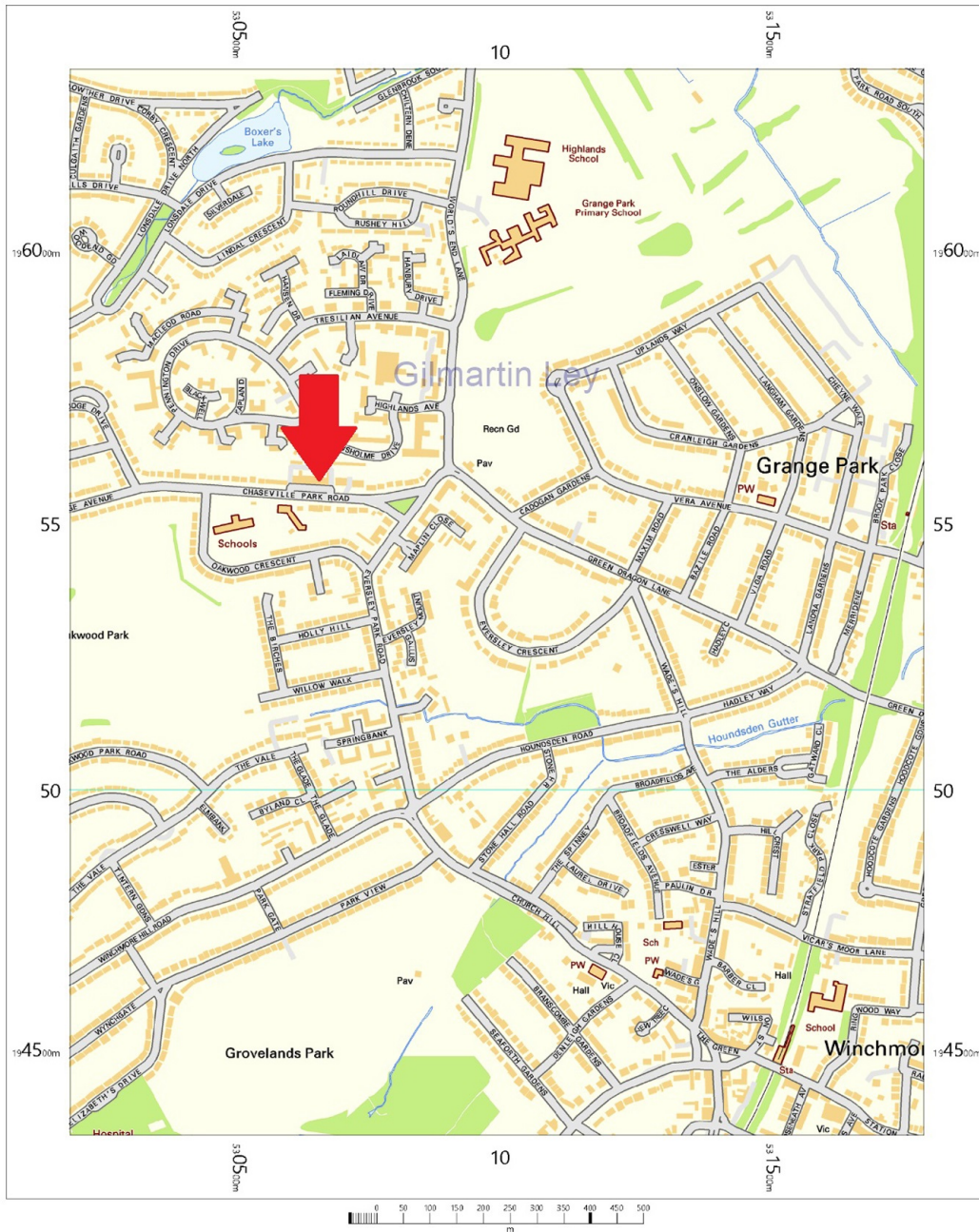


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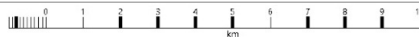
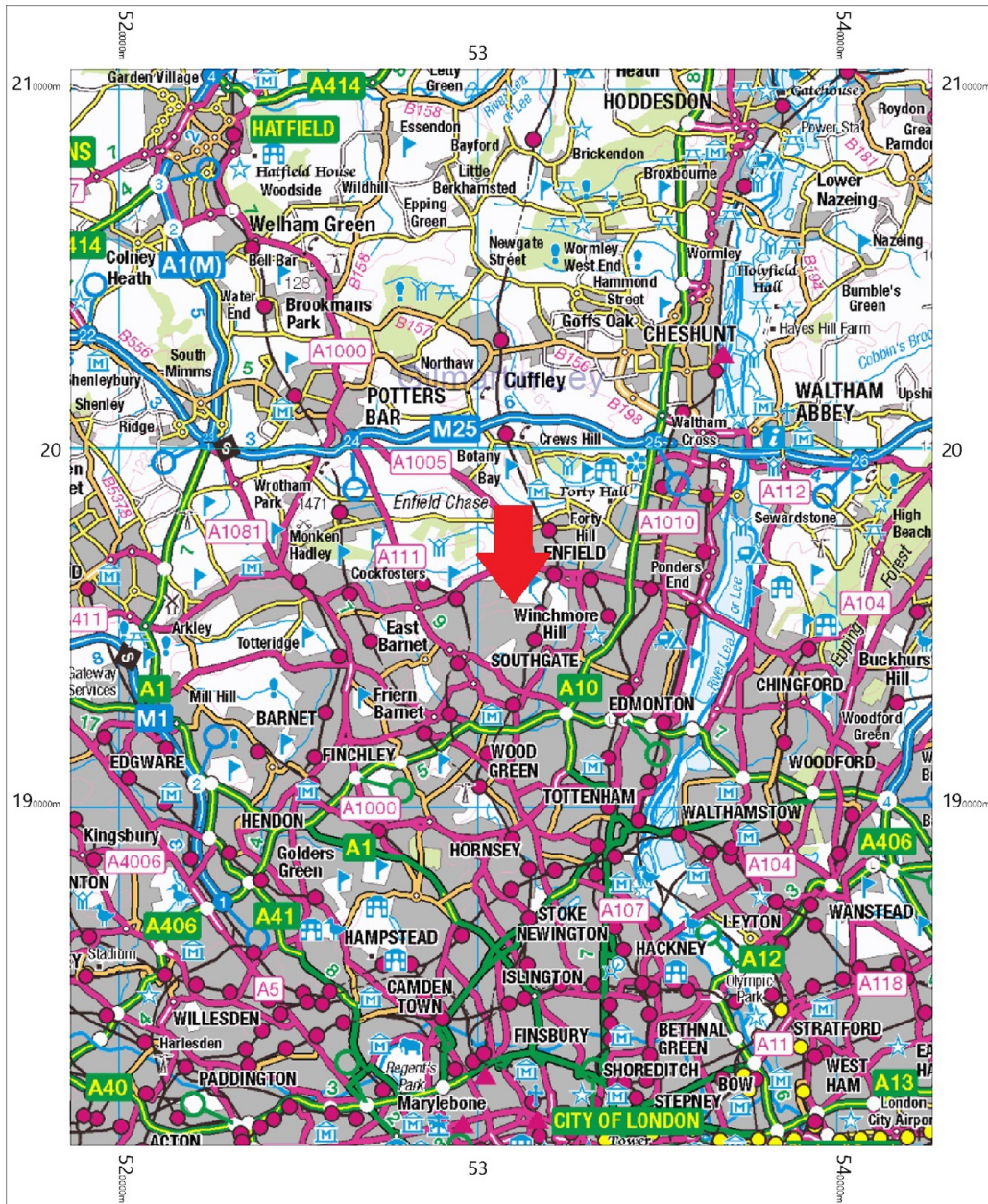


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