



GILMARTIN LEY

Freehold Shop and Upper Parts - Winchmore Hill N21

Income producing commercial unit with vacant flat

**1 Wades Hill,
Winchmore Hill,
LONDON, N21 1BD**



Price

Guide Price £675,000 subject to contract



Property Description

The property comprises an end or terrace mixed use property in the heart of The Green, Winchmore Hill. The building is currently arranged as a single ground floor commercial unit, and a self contained maisonette over first and second floors.

The ground floor commercial unit is currently let on an effectively fully repairing and insuring lease until 24th March 2030, with a passing rent of £20,000 per annum. The shop trades as a boutique gift store and has been in occupation for many years. A copy of the commercial lease is available to download from our website.

The first and second floor self contained maisonette provides 2 bedrooms, living room, bathroom, kitchen and hallway. The maisonette is of fair condition throughout and is access via the side passageway. The maisonette is currently tenanted but will be sold with vacant possession.

Planning consent has been granted for the demolition and reconstruction / extension of the rear back addition to the shop. The tenant would need the landlord's consent in order to be able to implement this.

Key Considerations

- > Affluent and highly desirable North London location
- > Rarely available freehold with part vacant possession
- > Potential to add value through refurbishment
- > Local occupiers include pubs, retailers, boutiques, salons and eateries
- > Excellent public transport links
- > 150m to Winchmore Hill Station (Great Northern)



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Accommodation

Gross Internal Area: 143 sq.m. (1,542 sq.ft.)

Accommodation	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
Ground floor commercial unit	20,000	Let on an effectively full repairing and insuring lease, expiring on 24th March 2030.	58.24	626	Net Internal Area. Ground floor commercial unit currently trading as a boutique gift shop.
Residential Upper Parts	0	To be sold with Vacant Possession	62.65	674	Gross Internal Area (excludes restricted height space of 4.77 sq m 51 sq ft). Self contained 2 bedroom flat over first and second floors
Total	20,000				

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 150m from Winchmore Hill Railway Station and less than 50m 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 The Post Office, Hopper & Bean, Going Greek, The Kings Head and The Salisbury Arms, as well as a number of boutique shops, eateries 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.

2023 Rateable Value £12250.00

Estimated Rates Payable £490 per annum

Terms Freehold for sale.

Commercial unit to be sold with lease in situ.

Residential upper parts to be sold with full vacant possession

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/32905>
Offer Requirements Document
Floorplans of flat 1a
Planning decision notice

<https://www.gilmartinley.co.uk/properties/for-sale/investment/winchmore-hill/london/n21/32905>

Our ref: 32905

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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Website: www.gilmartinley.co.uk



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Existing and proposed sections
Proposed floor plans
Existing floor plans
EPC shop
EPC flat
Commercial Lease

Last Updated:

26 Aug 2025

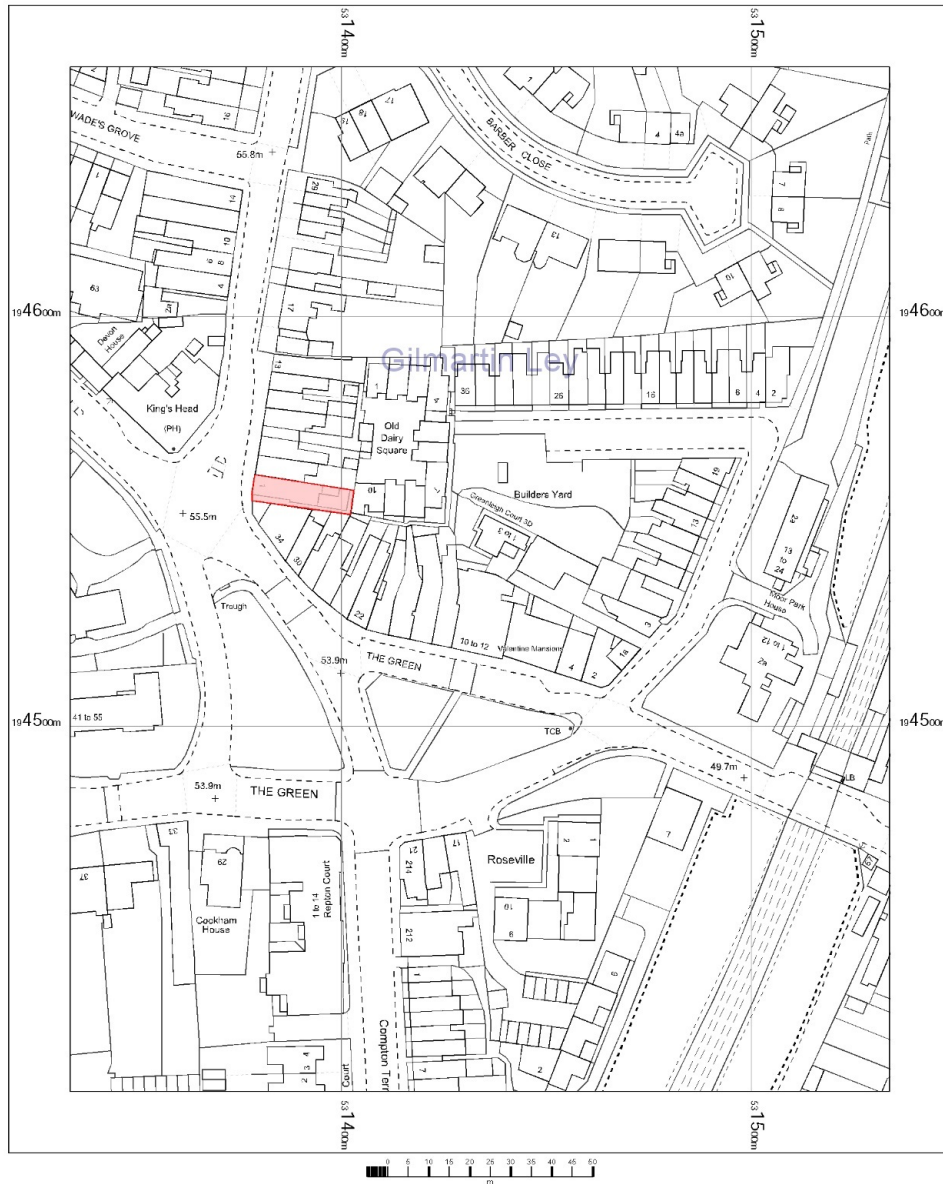
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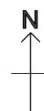
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OS MasterMap 1250/2500/10000 scale
Wednesday, April 30, 2025, ID: CM-01220199
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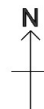
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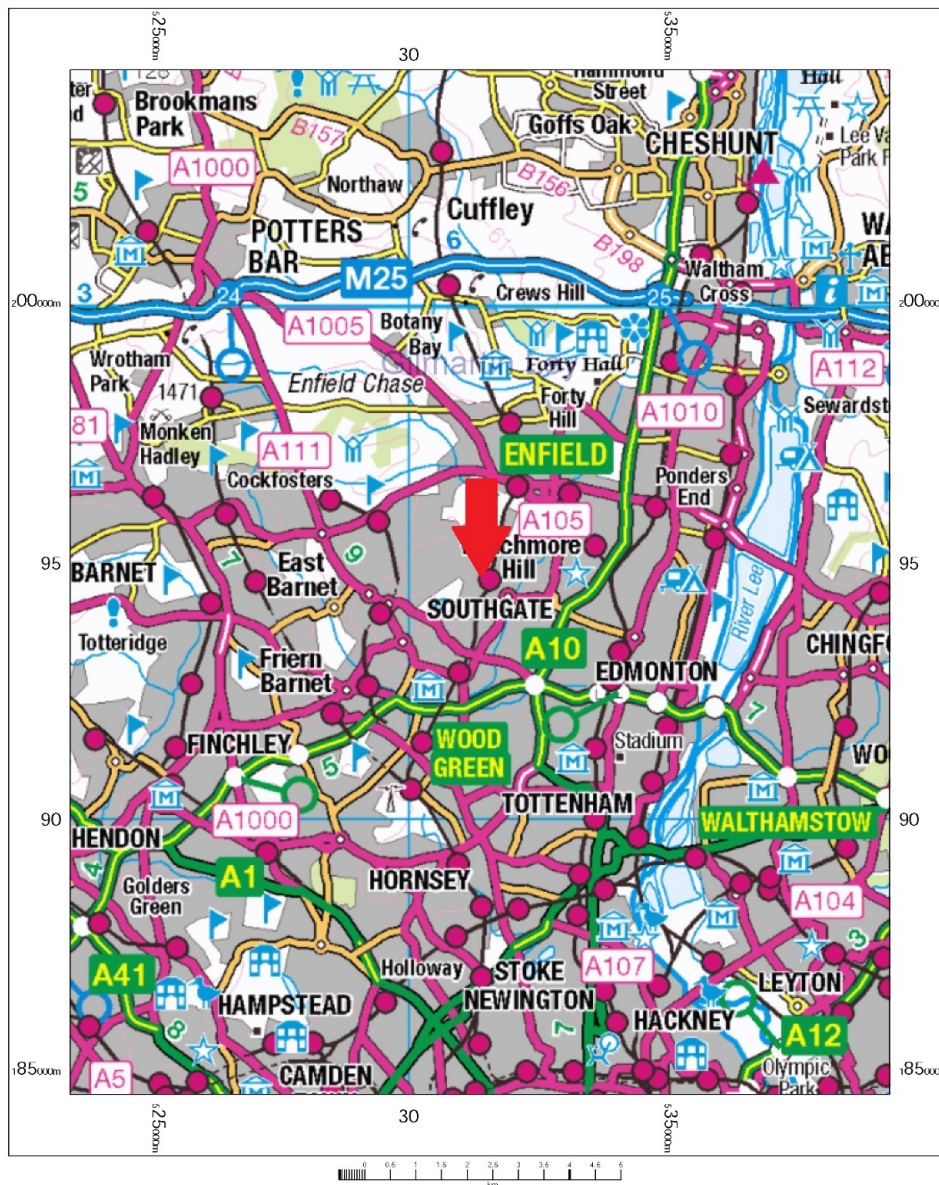
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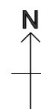
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OS 250k scale raster
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<https://www.gilmartinley.co.uk/properties/for-sale/investment/winchmore-hill/london/n21/32905>

Our ref: 32905

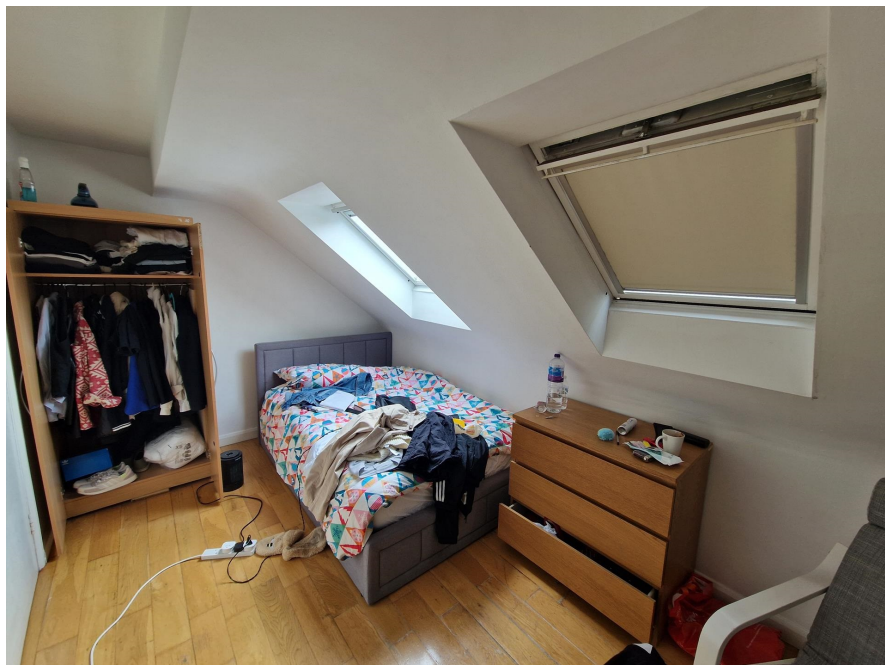
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