

LONDON N13 – 129 GREEN LANES PALMERS GREEN

SHOP / OFFICE TO LET ON NEW SUB LEASE BASIS
CONSENT FOR A1 AND A2 USE

LOCATION

Palmers Green is a densely populated suburb of North London in the London Borough of Enfield. Green Lanes is a major retailing district and is home to a number of multiple occupiers.

The property is situated next to **Ladbrokes** and close to the junction of the North Circular (A406) and Green Lanes. There is also a busy bus stop immediately outside the property.

THE PROPERTY

The premises are arranged on ground floor only with the following approximate floor area:-

Gross Frontage	-	4.24 m	13' 11"
Internal Width (max)	-	4.09 m	13' 05"
Shop Depth	-	16.92 m	55' 06"
Ground Floor Sales	-	63.10 m ²	679 sq.ft.

LEASE

The premises are available to let by way of a new sub-lease until November 2019 at a rental of **£14,000 p.a. excl.**

PLANNING

The property was previously occupied by a money exchange operator and hence has A2 office use.

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.



RATES

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£13,000
UBR (2016/2017)	-	51.7p
Rates Payable (2016/2017)	-	£6,721

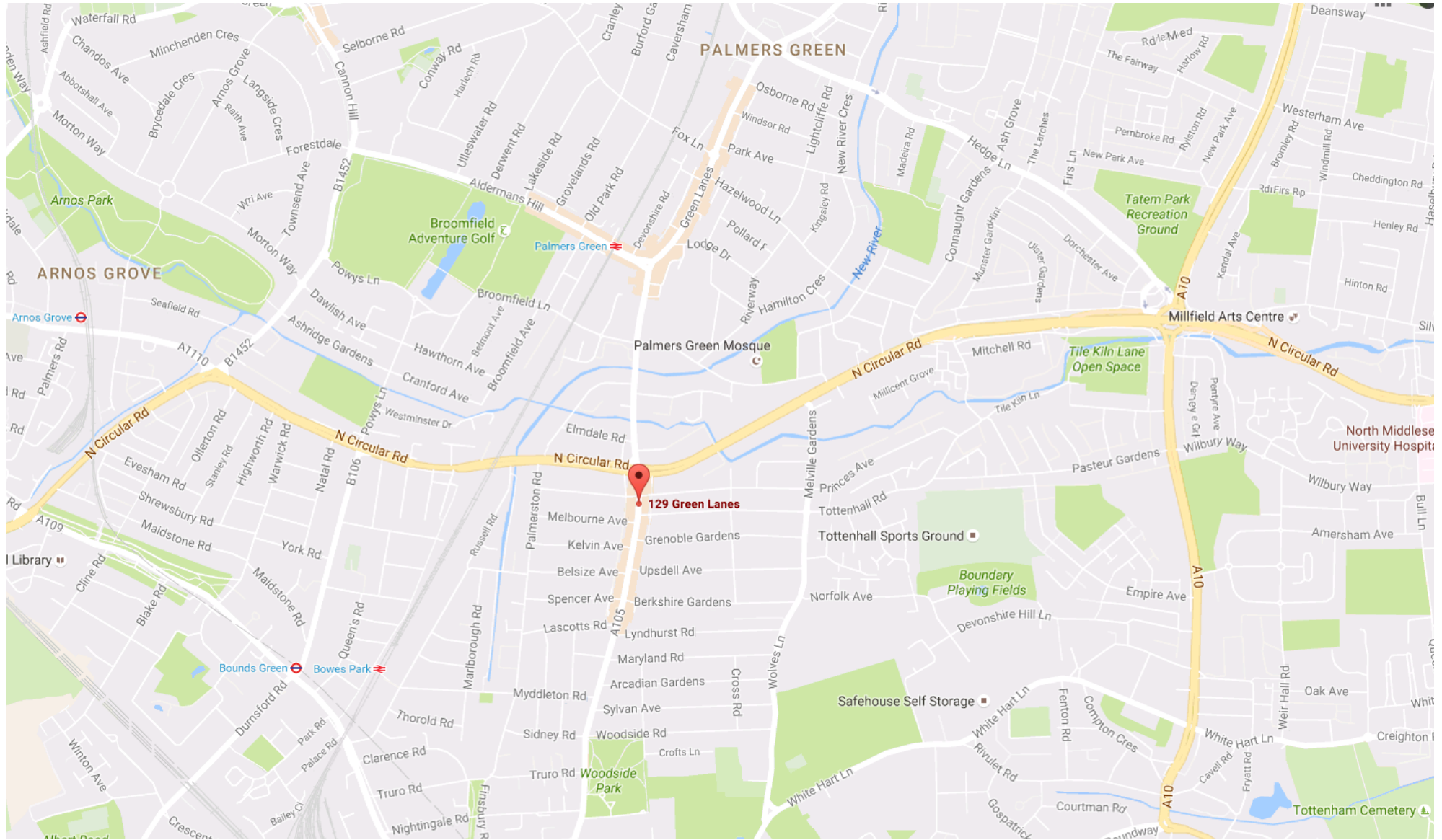
Please note, the above figure includes the Crossrail Levy, however interested parties are advised to make their own enquiries to the Local Authority.

INSPECTION

Inspections may only be carried out with prior appointment by contacting:-

Sam Russell samrussell@smithprice.co.uk or
Jim Moloney jimmoloney@smithprice.co.uk

Tel: 020 7409 2100



Important notice - all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitutes a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.