

FOR SALE FREEHOLD INVESTMENT



 **323 Green Lanes, Enfield, London N13 4TY**

Price **£699,000**



Property Type

COMMERCIAL PROPERTY



Size

1,496 FT²



Tenure

FREEHOLD



Borough

ENFIELD



Planning Granted

NO



Existing Use

CLASS E

Tenanted



YES

Local Train Stations



Palmers Green (0.1 miles)
Bowes Park (0.9 miles)
Bounds Green (1.3 miles)

Local Amenities



Pure Gym (0.1 miles)
Morrisons (0.2 miles)
Broomfield Park (0.3 miles)

VAT Applicable



NO

Rateable Value

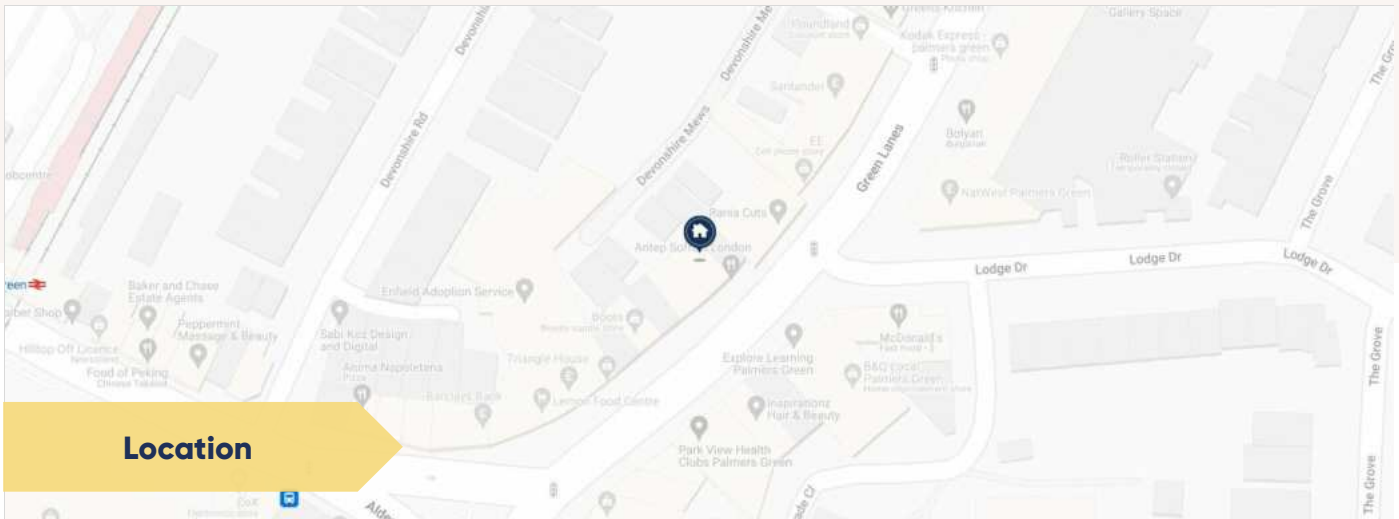


NO

EPC



B/D



Additional Information

Introducing an exceptional investment opportunity in the heart of Palmers Green. This prime freehold property boasts a strategic location on the bustling high street of Palmers Green.

The property comprises a prime retail unit and terrace house at the rear which are both tenanted. The retail unit is 861 sqft in size and currently operates as a Turkish restaurant. The retail unit generates £31,200 per annum as rent and the tenant has a 10-year lease which commenced in 2023. At the rear of the property, there is a 2 bedroom terrace house which is 635 sqft in size and has its own private entrance. This terrace house is let to a commercial company at £15,600 per annum. The remaining three flats above have been all sold off on long leaseholds which have approximately 121 years remaining. These three flats generate £300 per annum from service charge which contributes to an impressive total income of £47,100 per annum.

The property is situated on the busy Green Lanes with plenty of amenities and major retailers nearby including B&Q, Boots, Morrisons, McDonalds, Santander Bank and EE. Palmers Green Station is 0.1 miles away which offers direct access into Central London & Hertfordshire.

The property is an excellent incoming producing asset in an affluent location which will appeal to local and regional investors.

ACCOMMODATION SCHEDULE

	SIZE (SQFT)	TYPE	INCOME (PER ANNUM)
323 GREEN LANES	861	COMMERCIAL	£31,200
323D GREEN LANES	635	RESIDENTIAL	£15,600
SERVICE CHARGE FROM 323A/B/C GREEN LANES	N/A	RESIDENTIAL	£300
TOTAL	1,496	-	£47,100

whozoo.
Commercial Property, Expertly Done



Tom Castro
Founder

✉ tomcastro@whozoo.co.uk
☎ 07976 888 937 / 0333 200 8330



Sam Marcu
Property Consultant

✉ sammarcu@whozoo.co.uk
☎ 07423 354 048 / 0333 200 8330

whozoo.
Commercial Property, Expertly Done



033 3200 8330

|



info@whozoo.co.uk

|



www.whozoo.co.uk

- These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract.
- Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct, but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement.
- All statements in these particulars are made without responsibility on the part of Whozoo Ltd or the vendor or lessor.
- No statement in these particulars is to be relied upon as a statement or representation of fact.
- Neither Whozoo Ltd nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property.
- Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise nor that any services or facilities are in good working order.
- Photographs may show only certain parts and aspects of the property at the time when the photographs were taken, and you should rely on actual inspection.
- No assumption should be made in respect of parts of the property not shown in photographs.
- Any areas, measurements or distances are only approximate.
- Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.
- Amounts quoted are exclusive of VAT if applicable.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.