



## 10 NORTH CIRCULAR ROAD LONDON, N13 6BG

**£25,000  
LEASEHOLD**

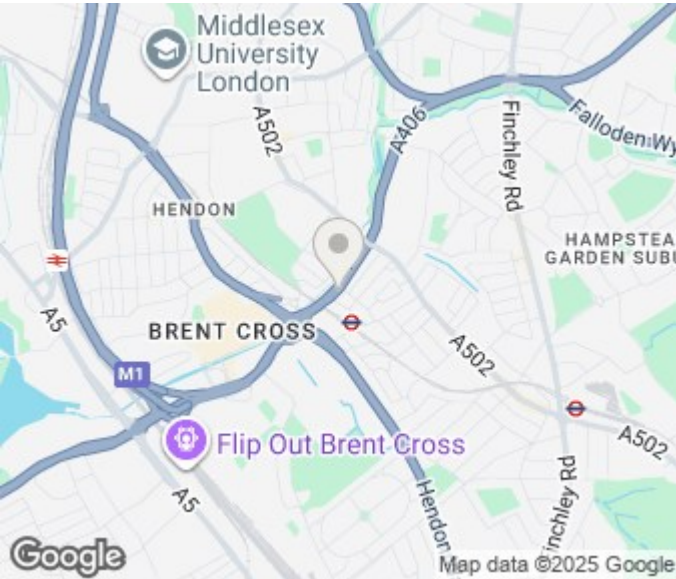
Nestled in the vibrant Clockhouse Parade of Palmers Green, this commercial unit presents an excellent opportunity for entrepreneurs and investors alike. With a premium of £25,000, this leasehold property is available for sale, offering a chance to establish or expand your business in a bustling area known for its diverse community and foot traffic.

The specifics of the lease can be discussed further, allowing potential buyers to tailor the terms to their needs. This flexibility makes it an attractive proposition for those looking to make their mark in the local market. The location itself is a key asset, situated in a lively parade that benefits from a mix of residential and commercial properties, ensuring a steady flow of customers.

Whether you are looking to start a new venture or invest in a promising commercial space, this unit in Palmers Green is worth considering. With its strategic location and the potential for growth, it is an opportunity not to be missed. For further details and to explore the possibilities this property offers, please do not hesitate to get in touch.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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