



MIXED USE INVESTMENT FOR SALE
OFFERS IN EXCESS OF £660,000 F/H
34 GREEN LANES LONDON N13 6HT

 **Willmotts**
The Complete Property Service
020 8748 6644

- FREEHOLD MIXED USE INVESTMENT
- PRODUCING £44,800 PER ANNUM
- CAFE/BAKERY AND 2 FLATS ABOVE
- BUSY FOOTFALL AREA

Location

The property forms part of a busy local shopping parade on this North London thoroughfare immediately to the south of its junction with the A406 Bowes Road (North Circular Road) at Palmers Green. Numerous bus routes pass along Green Lanes to neighbouring parts of North London. London Underground Piccadilly Line services are available a little under a mile away at Bounds Green while Network Rail Great Northern services are to be found at Palmers Green.

Description

The subject property comprises a retail unit at ground floor with first floor residential accommodation arranged as two flats. The building is of traditional solid brick construction beneath a pitched, tile covered main roof and has a mainly single storey but part two storey rear addition beneath flat roofs. The ground floor commercial unit trades as a Greek Cypriot bakery with large production areas to the rear and a retail café at the front.

The first floor flats are approached via the rear service road running between Tottenham Road and Grenoble Gardens.

User

We believe the premises fall under **Class E & C3** of the Town & Country Planning (Use Class) (Amendment) Order 2005.

EPC

Energy performance certificate has the following ratings
GF C(54), 34a D(63) & 34b C(71) . A copy of the EPC is available upon request.

VAT

The property has not been elected for VAT purposes.

Accommodation Schedule:

The property offers the following approximate dimensions

Floor	Use	Sq Ft	Sq M
Ground floor	Bakery	1048	97.36
1st Rear (34a)	Flat	454	42.20
1st Front (34b), Flat		313	29.10
Total		1815	168.66

Tenancies

Ground Floor- Taste of Cyprus Bakery and Patisserie Ltd are Holding over on an existing rent of £20,800 per annum. Landlords are in the process of renewing the lease for term of 20 years at £24,000 pa.

Flat 34b 1st floor front - Vacant ERV £12,000 per annum

Flat 34a 1st floor rear - Holding over £12,000 per annum

Total income when fully let £44,800 with ERV £50,400 per annum

Tenure:

Held under title number EGL310561 Freehold

Terms:

Offers are invited in excess of £660,000 for our client's freehold interest.

Legal

Each party to bear its own legal costs.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

Important Notice

1. No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ("Information") may be relied upon as a statement of representation or fact. Neither Willmotts nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Willmotts or the seller/lessor.
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4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given.

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Viewing

By appointment only via landlord's sole agent: Willmotts Chartered Surveyors.

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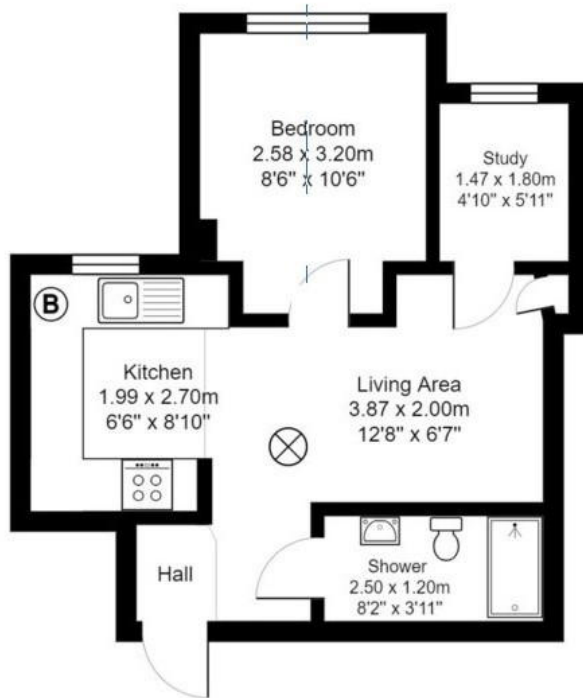
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FLAT A - FIRST FLOOR REAR



FLAT B - FIRST FLOOR FRONT