

DOUBLE FRONTED SHOP (CLASS E USE)

1,463 SQFT (136 m²)

(AND REAR YARD WITH PLANNING CONSENT)

FOR SALE OR TO LET

**436-438 GREEN LANES, PALMERS GREEN,
LONDON, N13 5XG**



Misrepresentation Act: Whilst every care is taken in the preparation of these particulars, Dangerfield Property Ltd and the vendor/lessor take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agent's firm have no authority or warranty in relation to the property.

Dangerfield Property 020 8886 7449

Dangerfield Property Limited is a Private Limited Company registered in England and Wales, Registered Number 11815131
VAT No: 316 6522 12, Registered Office: 1 Warner House, Harrovian Business Village, Bessborough Road, Harrow, HA1 3EX

Location:

The property is located on the southern side of Green Lanes, at the junction with Osborne Road. Palmers Green Overground Station is less than half a mile away and the North Circular Road (A406) a similar distance to the south. Local occupiers include a wide range of retailers, restaurants and other businesses, serving the densely populated local residential area.

Description:

The premises comprise a corner position, double fronted shop, in good condition with a fully glazed frontage, timber flooring and recessed lighting. At the rear is a yard and outbuildings which have planning consent for a 3 bedroom house. (See plan below, shop outlined in red and rear yard outlined in yellow).

The premises have Class E use, which makes them suitable for a variety of occupiers including retail, offices, restaurant, day nursery, medical/health services and gym/fitness.



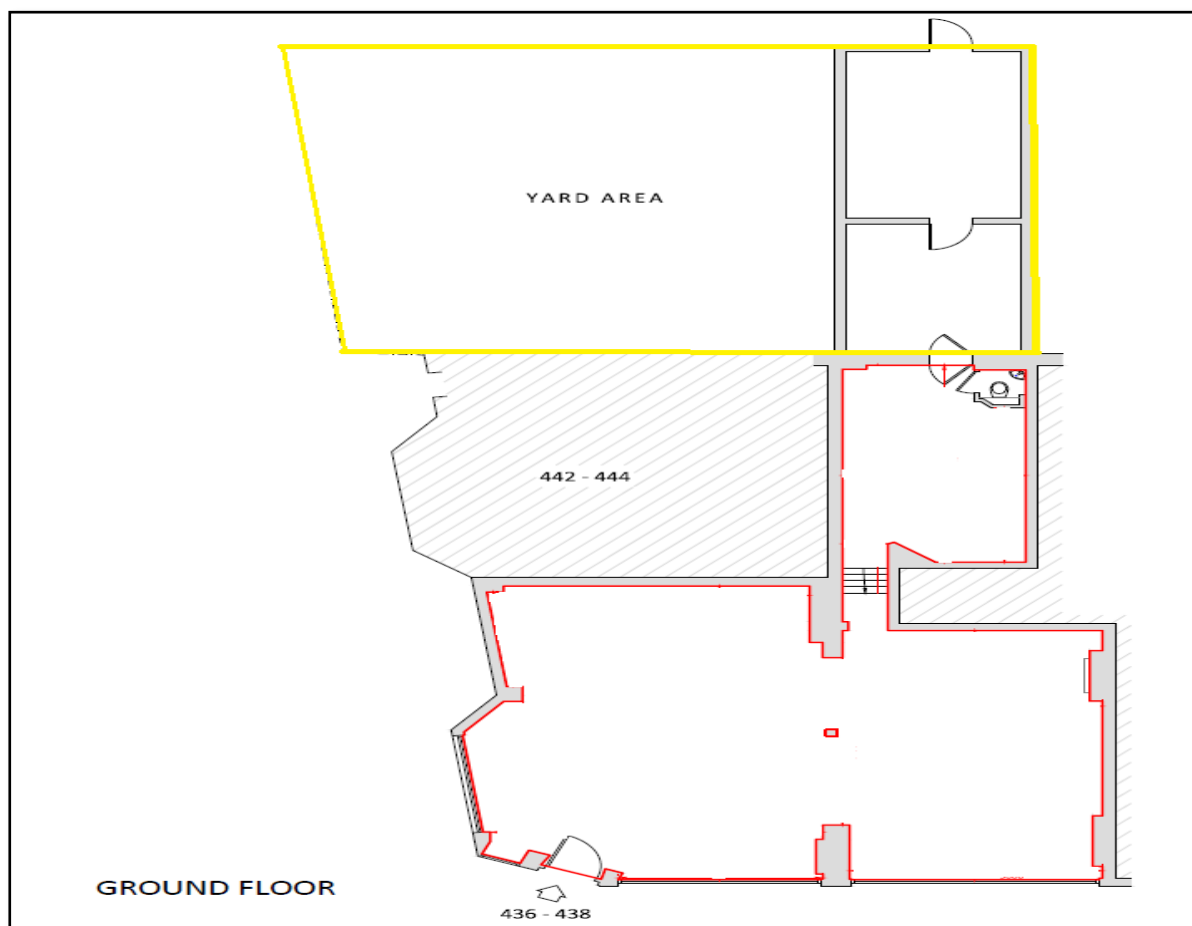
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DANGERFIELD
PROPERTY



Floor Areas:

Gross Frontage	42'0	(12.8 m)
Internal Width	40'0	(12.2 m)
Return Frontage	25'6	(7.8 m)
Built Depth	31'9'	(9.7 m)
Ground floor sales	1,188 sqft	(110.4 m ²)
Rear office	275 sqft	(25.6 m ²)

TOTAL FLOOR AREA 1463 SQFT (136 M²)

Rear yard	850 sqft	(79 m ²)
Rear outbuildings	450sqft	(42m ²)

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Planning:

Planning was granted on 17th May 2022 (REF: 21/04384/FUL) for 'Demolition of existing yard structures and erection of a dwelling house'. Full details, drawings and conditions are available via the following link:

<https://planningandbuildingcontrol.enfield.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=R2ZJG6JNFOY00>



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Terms:

The property is offered for sale or to let on the following terms:

Option 1

Sale – a sale of the virtual freehold interest (999 years) of the shop only, price £650,000 subject to contract.

Option 2

Sale – a sale of the virtual freehold interest (999 years) of the shop and rear yard & outbuildings, price £990,000 subject to contract.

Option 3

Lease - A new full repairing and insuring lease of the shop only, at a commencing rent of £42,500 per annum exclusive.

Option 4

Lease - A new full repairing and insuring lease of the shop and rear yard & outbuildings, at a commencing rent of £62,500 per annum exclusive.

The freehold of the entire property, to include 4 flats above and the adjoining cafe is available at a price of £2,300,000 subject to contract. Full details on request.

Rateable value:

We understand the property has a rateable value of £28,000. Interested parties are advised to make their own enquiries to www.voa.gov.uk

Energy Performance Certificate (EPC):

B- 39

Viewing

Strictly by appointment with Sole Agents,
Dangerfield Property
Contact: Jeremy Dangerfield
020 8886 7449 07775 625 674
jeremy@dangerfieldproperty.co.uk