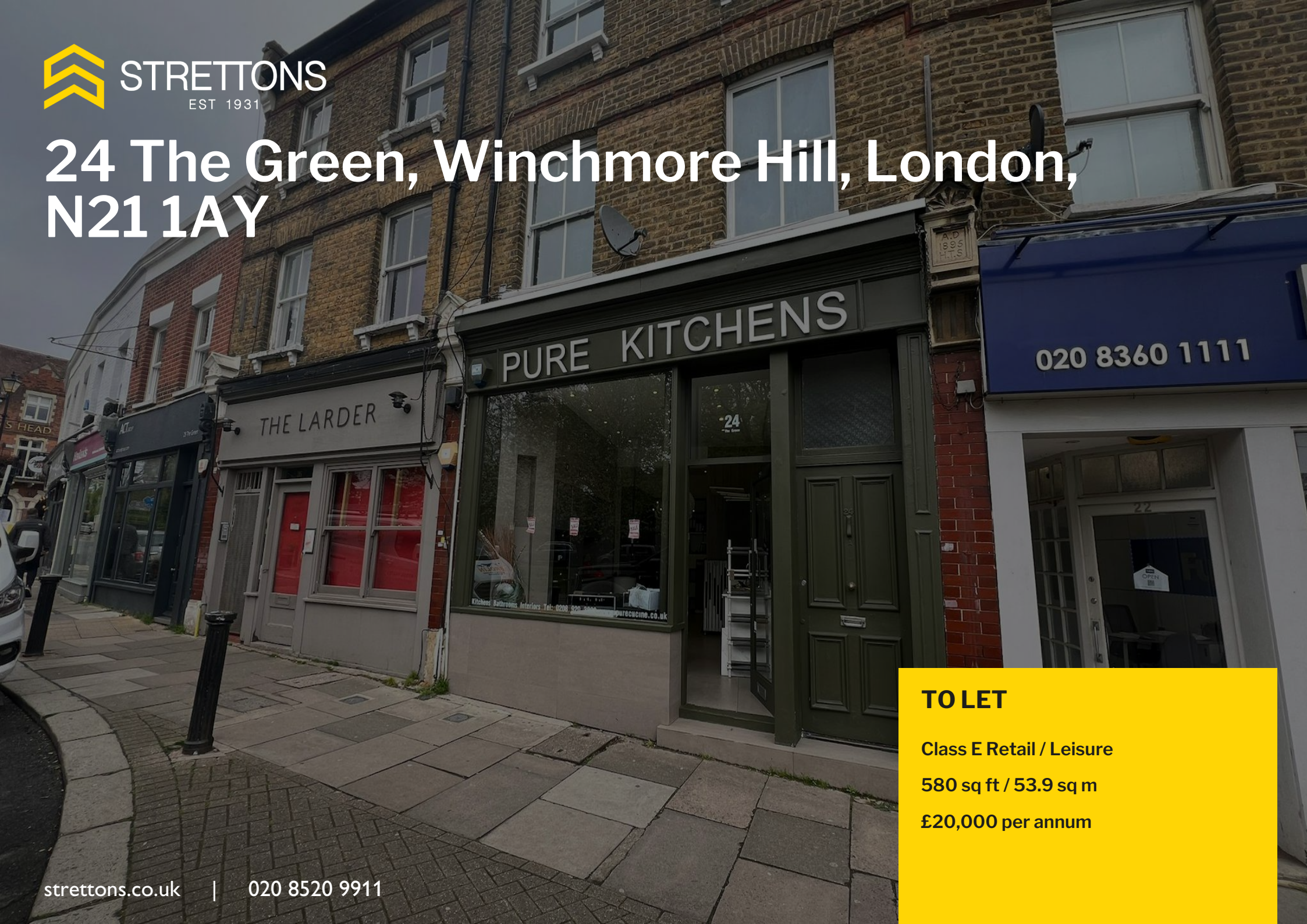


# 24 The Green, Winchmore Hill, London, N21 1AY



## TO LET

Class E Retail / Leisure

580 sq ft / 53.9 sq m

£20,000 per annum

# Rarely available retail space in popular local parade and affluent area of Winchmore Hill



- Popular localised retail destination
- Class E use
- Short walk to Winchmore Hill station
- Rear garden
- Fitted kitchen

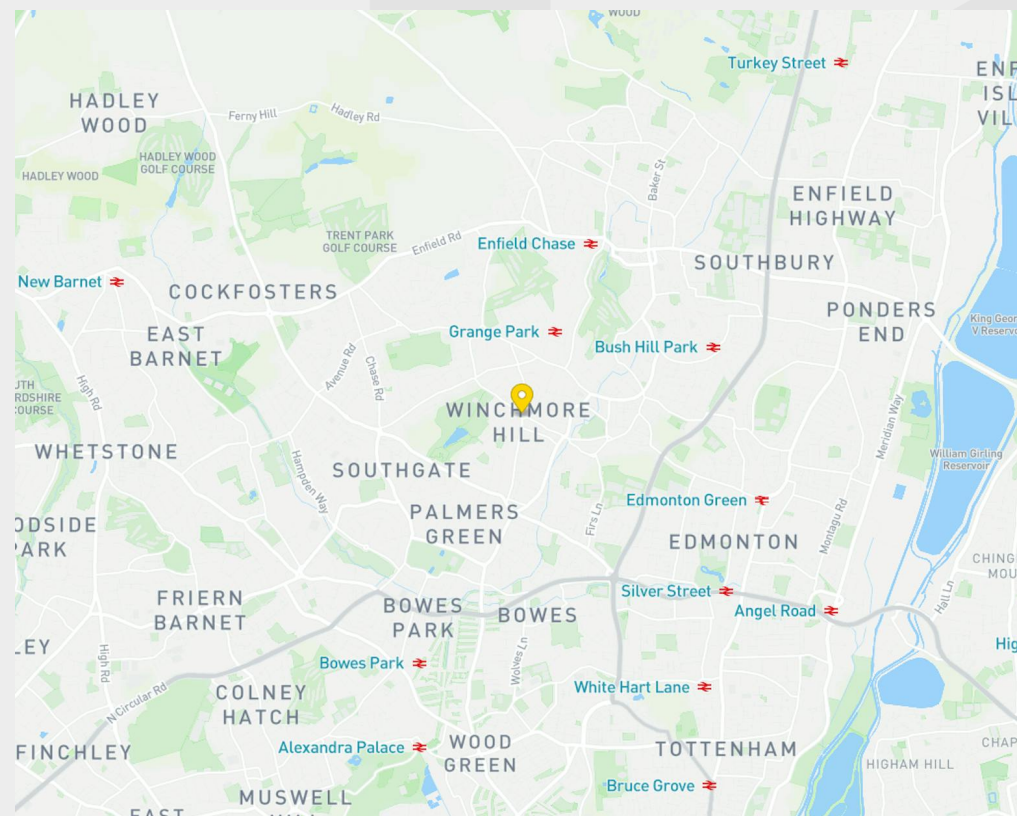


## Description

The property is at ground floor only and comprising a space in two parts, the main front area is in open plan format with good street frontage. There is a sole use garden to the rear of the shop and the space offers a fitted kitchen and WC.

## Location

Occupying a prominent position on The Green. The parade is a popular local social a shopping destination with nearby destinations including Going Greek, Hooper & Bean, The Larder and Buckle & Vaughan. There are direct road links to the A10 and A406 North Circular Road, giving good options for servicing and delivery.



## Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates payable	Total month
Ground - Shop Front	580	53.88	£20,000 /annum	£5,023.20 /annum	£2,085.27
<b>Total</b>	<b>580</b>	<b>53.88</b>			<b>£2,085.27</b>

### Tenure

New Lease

### EPC

C (55)

### VAT

Not applicable

### Configuration

Upon enquiry

### Contacts

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#### Further Information

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