

FOR SALE FREEHOLD INVESTMENT



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

Price **£725,000**



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

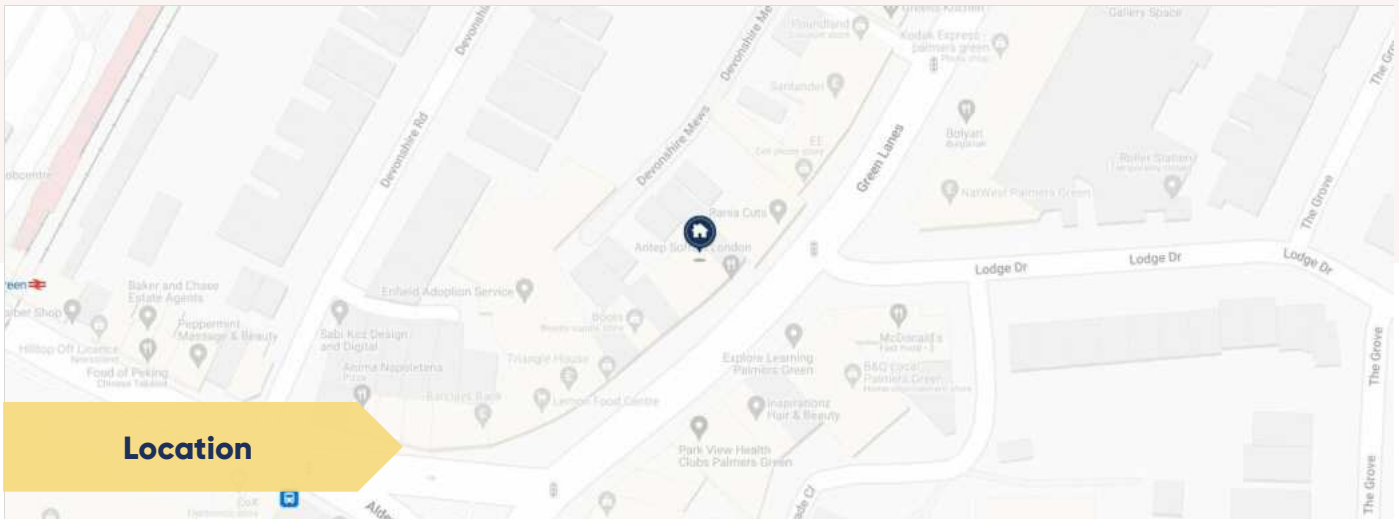


NO

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

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